



Town Board of Trustees

Tuesday, August 10, 2021 at 7:00 pm

**PLEASE SILENCE ALL CELL PHONE AND ELECTRONIC DEVICES.
THANK YOU.**

1. Meeting Information

207 Muegge Way, Bennett, CO 80102

For a live stream of the meeting use the information below:

<https://us02web.zoom.us/j/83259268727>

Meeting ID: 832 5926 8727

Passcode: 722849

One tap mobile

+13462487799

2. Call to Order

Royce D. Pindell, Mayor

a. Roll Call

3. Pledge of Allegiance

Royce D. Pindell, Mayor

4. Approval of Agenda

Royce D. Pindell, Mayor

5. Consent Agenda

Royce D. Pindell, Mayor

a. July 27, 2021 - Regular Meeting Minutes

Attachments:

- **July 27, 2021 - Regular Meeting Minutes** (07-27-2021_-_Regular_Meeting_Minutes.pdf)

Public Comments on Items Not Scheduled for Public Hearing

The Board of Trustees welcomes you. Thank you for joining us for our Town of Bennett Board of Trustees Meeting. If you are not speaking, we ask that you please mute your microphone. For public comment please sign up on the provided sheet or in the chat box. If you are on the phone, once we get through the sign-up sheet and chat box we will call for any other comments for items not on the agenda.

Your comments will be limited to three (3) minutes. The Board may not respond to your comments this evening, rather they may take your comments and suggestions under advisement and provide direction to the appropriate member of Town staff for follow-up. Thank you.

Regular Business

6. Public Hearing

a. Case No. 21.13 - Shops at Bennett Final Plat

Resolution No. 878-21 - A Resolution Approving a Final Plat for the Shops at Bennett Subdivision
Steve Hebert, Planning and Economic Development Manager

Attachments:

- **Public Hearing Script** (0_-_Public_Hearing_Script.PC.pdf)
- **Staff Report Shops at Bennett Final Plat** (1_-_Shops_at_Bennett_Final_Plat.pdf)
- **PowerPoint Presentation Shops at Bennett Final Plat** (2_-_Shops_at_Bennett_FP_BoT_Presentation.pdf)
- **Land Use Application** (3_-_SAB-Application.pdf)
- **Applicant's Letter of Intent** (4_-_SAB-Letter_of_Intent.pdf)
- **Proposed Final Plat** (5_-_Shops_at_Bennett_Subdivision_06_23_21.pdf)
- **Traffic Study** (6_-_DollarGeneral-TIS_070821.pdf)
- **Town Planning Response** (7_-_SAB-plat_TownPlanningRedlines_06_07_21.pdf)
- **Town Engineer's Referral Response** (8_-_SAB-plat_TE_comments_6-7-2021.pdf)
- **Town Traffic Engineer's Response** (9_-_Dollar_General_TIA_-_GCR_07132021.pdf)
- **Colorado Department of Transportation (CDOT) Response** (10_-_CDOT_Dollar_General_Bennett_Comments_5.28.2021.pdf)
- **Bennett-Watkins Fire Rescue Response** (11_-_BWFRLetterhead.Comments.ShopsAtBennettSubdivision.06.03.21.pdf)
- **Intermountain Rural Electric Association (IREA) Response** (12_-_IREA_COMMENTS_Shops_at_Bennett_Subdivision_06_23_21.pdf)
- **Adams County Sheriff Response** (13_-_ADCO_Sheriff_Shops_at_Bennett_Final_Plat_Referral.pdf)
- **I-70 Regional Economic Advancement Partnership (REAP) Response** (14_-_I-70_REAP_-_Re__Shops_at_Ben...pdf)
- **Planning and Zoning Commission Resolution No. 2021-08** (15_-_Resolution_No._2021-08_-_Recommending_Approval_of_a_Final_Plat_for_the_Shops_at_Bennett_Subdivision.pdf)
- **Resolution No. 878-21 - A Resolution Approving a Final Plat for the Shops at Bennett Subdivision** (16_-_Resolution_No._878-21_Shops_at_Bennett_Subdivisio.pdf)
- **Suggested Motion** (17_-_suggested_motion.pdf)

b. Case No. 21.18 - Browning Minor Subdivision, Amendment No. 1

Resolution No. 879-21 - A Resolution Approving a Final Plat for Browning Minor Subdivision, Amendment No. 1

Steve Hebert, Planning and Economic Development Manager

Attachments:

- **Public Hearing Script** (0_-_Public_Hearing_Script.PC.pdf)
- **Staff Report Browning Minor Subdivision, Amendment No. 1** (1_-_Staff_Report_BrowningAmnd_No._1.pdf)
- **PowerPoint Presentation Browning Minor Subdivision, Amendment No. 1** (PowerPoint_Browning_Amend_No.1_BoT_Presentation_08_10_2021_FIN_AL__1_.pdf)
- **Land Use Application** (2_-_170_Washington_LandUseApp.pdf)
- **Proposed Final Plat** (3_-_BrowningSub_1stAmendment.pdf)
- **Ordinance No. 447** (5_-_Ord447_VACATING_2ND_ST_2_.pdf)
- **McDonald Property Survey** (6_-_McDonaldSurvey__1_.pdf)
- **Town Staff Redline Comments** (7_-_BrowningSub_1stAmendment_TownPlanningRedlines_06_09_21__1_.pdf)
- **Town Engineer's Referral Response** (8_-_TownEngineer_s_Email_Response__1_.pdf)
- **Town Attorney's Referral Response** (9_-_Town_Attorney-_Abbreviated_Referral_-_170_Washington_St_Due_6_18__1_.pdf)
- **Bennett-Watkins Fire Rescue Response** (10_-_BWFR_Abbreviated_Referral_-_170_Washington_St__1_.pdf)
- **Intermountain Rural Electric Association (IREA) Response** (11_-_IREA_COMMENTS_BROWNING_MINOR_6-11-21__1__1_.pdf)
- **Planning and Zoning Commission Resolution No. 2021-09** (12_-_Resolution_No._2021-09_-_Recommending_Approval_of_a_Final_Plat_for_the_Browning_Minor_Subdivision__Amendment_No._1.pdf)
- **Resolution No. 879-21 - A Resolution Approving a Final Plat for Browning Minor Subdivision, Amendment No. 1** (13_-_Resolution_No._879-21_Browning_Minor_Subdivision_Amend_No.1.pdf)
- **Suggested Motion** (14_-_suggested_motion.pdf)

7. Action/Discussion Items

a. Well Site 6 Phase II - Water Tank Construction Contract

Daymon Johnson, Capital Projects Director

Attachments:

- **Staff Report Well Site 6 Phase II - Water Tank Construction Contract** (0_-_Staff_report_-_Well_Site_6_Phase_II_Improvement.pdf)
- **Filanc Construction Proposal, dated 8/4/2021** (Bennett_Well_Site_6_Phase_2_GMP_-_Final_Proposal_Short_-_8.4.21.pdf)
- **Suggested Motion** (2_-_suggested_motion.pdf)

b. Proclamation

Royce D. Pindell, Mayor

Attachments:

- **Rich Pulliam Proclamation** (TownofBennettProclamation_RIchPulliam.pdf)

8. Town Administrator Report

Trish Stiles, Town Administrator

9. Trustee Comments and Committee Reports

Mayor and Trustees

10. Executive Session

Trish Stiles, Town Administrator

Attachments:

- **Executive Session Script** (Bennett_Exec_Session_Script_-_Bennett_School_District_29j_IGA.pdf)

- a. For the purpose of determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators under C.R.S. 24-6-402(4)(e); Bennett School District 29J Intergovernmental Agreement (IGA)**

Attachments:

- **Executive Session Script** (Bennett_Exec_Session_Script_-_Bennett_School_District_29j_IGA.pdf)

- b. Return to Open Meeting**

- c. Report from Executive Session**

11. Adjournment

Individuals with disabilities who need auxiliary aids in attending the meeting may request assistance by contacting the Town Hall at 207 Muegge Way, Bennett, CO 80102-7806, (303) 644-3249. Please give notice at least 48 hours in advance of the meeting to allow for enough time in making the necessary arrangements.

Contact: Christina Hart (chart@bennett.co.us 1303-644-3249 X1001) | Agenda published on 08/05/2021 at 3:14 PM

TOWN OF BENNETT, COLORADO
BOARD OF TRUSTEES
Regular Meeting
July 27, 2021

1. CALL TO ORDER

The Board of Trustees of the Town of Bennett met in regular session on Tuesday, July 27, 2021 via hybrid meeting. Mayor Pro Tem Darvin Harrell called the meeting to order at 7:10 p.m. The following persons were present upon the call of the roll:

Mayor: Royce Pindell - *excused*

Trustees Present: Darvin Harrell
Whitney Oakley - *excused*
Denice Smith
Donna Sus
Larry Vittum

Staff Present: Trish Stiles, *Town Administrator*
Taeler Houlberg, *Assistant to the Town Administrator*
Alison Belcher, *Assistant Communications Director*
Steve Hebert, *Planning and Economic Development Manager*
Dan Giroux, *Town Engineer*
Adam Meis, *Finance and Technology Coordinator*
Melinda Culley, *Town Attorney*
Christina Hart, *Town Clerk*

Public Present: Kathy Smiley, Jim Delaney, Rick Stroh

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Pro Tem Darvin Harrell.

3. APPROVAL OF AGENDA

TRUSTEE VITTUM MOVED, TRUSTEE SMITH SECONDED to approve the agenda as amended by adding the Bennett Municipal Court department progress update to staff reports. The voting was as follows:

YES: Smith, Sus, Vittum, Harrell

NO: None

EXCUSED: Pindell, Oakley

Mayor Pro Tem Darvin Harrell declared the motion carried by unanimous vote.

4. CONSENT AGENDA

TRUSTEE VITTUM MOVED, TRUSTEE SMITH SECONDED to approve the consent agenda as presented.

YES: Sus, Vittum, Harrell, Smith

NO: None

EXCUSED: Pindell, Oakley

Mayor Pro Tem Darvin Harrell declared the motion carried by unanimous vote.

A. Action: Approval of July 13, 2021 Regular Meeting Minutes

B. Action: Resolution No. 877-21 – A Resolution Approving an Intergovernmental Agreement regarding 2021 Grant of Arapahoe County Open Space Program Funds for the Kiowa Bennett Road Trail Extension

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

There were no public comments.

5. REGULAR BUSINESS

A. Action/Discussion

1. Planning and Zoning Commission Applicant

Christina Hart, Town Clerk, reported to the Trustees, Per the Bennett Municipal Code Article XIII Section 2-13-10, the Planning Commission shall consist of seven members who shall be appointed by the Board of Trustees. In 2020, the Planning Commission had two commissioners resign. The two seats have remained vacant with five current commission members. In the event of a vacancy on the Planning Commission, the Board of Trustees shall appoint replacement(s) for the balance of the unexpired term of the vacant position, which is January 2022.

Notice of the vacancies along with the application have been posted to the Town website as well as published in the local newspaper.

James Delaney submitted an application for consideration for the Planning Commission. Mr. Delaney is a resident of the Town of Bennett and is a licensed Civil Engineer with 40+ years of experience in engineering and construction fields. He is interested in serving his community and gaining knowledge of the process of the municipal government.

Jim Delaney introduced himself to the Board of Trustees. Mr. Delaney read about the vacancy in the local paper and submitted his application. He has a technical background with civil engineering. He lives in the Antelope Hills subdivision. Mr. Delaney would like to learn the process of municipal government and give back to his community.

TRUSTEE VITTUM MOVED, TRUSTEE SMITH SECONDED to appoint James Delaney to the Town of Bennett Planning and Zoning Commission with a term ending January 2022. The voting was as follows:

YES: Vittum, Harrell, Smith Sus

NO: None

EXCUSED: Pindell, Oakley

Mayor Pro Tem Darvin Harrell declared the motion passed unanimously.

2. First Amendment to the Piland Purchase and Sale Agreement for Groundwater Rights

Trish Stiles, Town Administrator, reported to the Trustees on December 10, 2019, the Town of Bennett entered into a Purchase and Sale Agreement for Groundwater Rights (Agreement) with Lowell and Sara Piland (Sellers) for the groundwater underlying their property that is part of the Laramie-Fox Hills aquifer. The groundwater rights make up an estimated withdrawal and use of 765-acre feet per year of water.

Provision five (5) of the Agreement states that, "the Closing Date will be determined by mutual agreement of the Buyer and Sellers but shall occur no later than sixty (60) days after issuance of a final determination by the Ground Water Commission."

On June 2, 2021, the Town received the final determination from the Ground Water Commission. Per the Agreement, the purchase closing must be completed by July 30, 2021. The First Amendment to the Agreement seeks to extend that closing date based on a request from the Sellers.

The First Amendment to the Agreement would allow for an extension for closing until August 31, 2021.

The request for an extension comes from the Sellers who need more time to assess their tax liability associated with the payment from the Town that will occur at closing.

All other provisions in the Agreement will remain the same.

TRUSTEE VITTUM MOVED, TRUSTEE SUS SECONDED to approve the First Amendment to the Purchase and Sale Agreement for Groundwater Rights with Lowell and Sara Piland, extending the closing date to August 31, 2021. The voting was as follows:

YES: Harrell, Pindell, Smith, Sus

NO: None

EXCUSED: Pindell, Oakley

Mayor Pro Tem Darvin Harrell declared the motion passed unanimously.

3. Kuhn Construction North Municipal Complex (NomCom) Site Preparation and Grading

Daymon Johnson, Capital Projects Director, reported to the Board of Trustees, on April 13, 2021, the Board of Trustees approved a contract to LeFever Building Systems (LBS) in the amount of \$2,820,154 for the construction of the North Municipal Complex (NOMCOM). Included in the LBS contract was the building site preparation and grading scope of work. This scope of work was awarded by LBS to Kuhn Construction.

In addition, Kuhn Construction has been working on the Kennedy Road expansion project, also on the NOMCOM campus, and is nearing completion. After discussing scheduling and timing with LBS and in the spirit of being timely and efficient, Staff would like to remove the site preparation and grading scope of work from the LBS contract and instead, contract that scope of work directly with Kuhn Construction to save both time and money.

By awarding the scope of work contract to Kuhn Construction, the Town can ensure the company's continued work on the NOMCOM campus while also realizing cost savings and early progress, which are very beneficial to overall project delivery.

LBS is supportive of the Town contracting directly with Kuhn Construction for site preparation and grading.

The pricing Staff received from Kuhn Construction for site preparation and grading was \$157,062, dated February 23, 2021. Staff has confirmed that the company will honor that pricing. LBS will remove these items from their overall contract scope of work and provide a deductive credit back to the Town.

TRUSTEE SUS MOVED, TRUSTEE SMITH SECONDED to waive the Request for Proposal requirements and authorize the Mayor and the Town of Bennett to enter into a standard Town contract agreement with Kuhn Construction, Inc. in an amount not to exceed \$157,062 for the site preparation and grading scope of the work at the North Municipal Complex. The voting was as follows:

YES: Smith, Sus, Vittum, Harrell

NO: None

EXCUSED: Pindell, Oakley

Mayor Pro Tem Darvin Harrell declared the motion passed unanimously.

6. TOWN STAFF REPORTS

Alison Belcher, Assistant Communications Director, reported on the following:

- The Town of Bennett has implemented the CodeRED system. An emergency notification service that communicates with residents and personnel by sending telephone call, text message, emails, posts to social media and mobile app messages to inform residents of emergencies and better protect life and property. The link for CodeRED can be found on the Town of Bennett website or online at <https://public.codredweb.com/CNE/BF6BAD030793>.

Christina Hart, Bennett Municipal Court Clerk, reported on the following:

- Q2 citations comparisons for the years 2019 – 2021
- Court staff has been training on the Caselle Court Management software during the month of July 2021

7. TOWN ADMINISTRATOR REPORT

Trish Stiles, Town Administrator, reported on the following:

- Commended Town staff and the Mayor for a very successful State of the Town 2021
- Staff continues to work on the Bennett Days Board meal
- Staff is getting a jump start on the Holiday Help program
- RFP for master transportation plan is out for bid
- Attended the Riverdale Park debut meeting in Adams County
- Staff is working on the missing speed limit sign near the SkyView Subdivision
- CDOT is repairing the Exit 304 off-ramp
- The Bennett Community Center has re-opened for events

8. TRUSTEE COMMENTS AND COMMITTEE REPORTS

Larry Vittum

Trustee Vittum reported on the following;

- Attended DRCOG on July 21, 2021.

9. ADJOURNMENT

TRUSTEE SUS MOVED, TRUSTEE SMITH SECONDED to adjourn the meeting. The meeting was adjourned at 8:00 p.m. Voting was as follows:

YES: Sus, Vittum, Harrell, Smith

NO: None

EXCUSED: Pindell, Oakley

The Mayor declared the motion carried by unanimous vote.

Royce D. Pindell, Mayor

Christina Hart, Town Clerk

**QUASI-JUDICIAL PUBLIC HEARING SCRIPT
BOARD OF TRUSTEES**

MAYOR: I will now open the public hearing on the following application: An application for **Case No. 21.13 Shops at Bennett Final Plat**.

The purpose of the hearing is to provide a public forum for all interested parties who wish to comment on an application before the Board of Trustees. If you wish to speak please write your name and address on the sign-up sheet or in the chat box and you will be called on.

The Procedure for the public hearing will be as follows:

FIRST, there will be a presentation by the Town staff.

NEXT, we will have a presentation by the applicant.

After these two presentations we will allow people who signed up to speak for up to 3 minutes each. Please **DO NOT REPEAT** points made by others. It is fine to say, "I agree with the previous speaker's comments". Please direct your comments to the Board of Trustees, not the applicant or Town staff.

After receiving public comments, we will allow the applicant an opportunity to respond.

NEXT, the Board of Trustees may ask questions of anyone who testified.

I will then close the public hearing and no further testimony or other evidence will be received. The Board of Trustees will discuss the matter and may take some kind of action.

Public hearings are recorded for the public record. All testimony must be presented, after you give your full name and address.

MAYOR: Do we have proper notification?

[Town Clerk to confirm on record notice has been provided]

Do any Trustees have any disclosures?

[Trustees to disclose conflicts of interests, ex parte contacts, etc]

Town Staff, please introduce the applicant and provide your staff report.

[Staff presentation]

Will the applicant or the applicant's representative present the application?

[Applicant presentation]

Do any of the Trustees have questions of the applicant or Town staff?

[Question and Answer]

MAYOR: I will now open the public comment portion of the public hearing. For those wishing to speak, please clearly state your name and address for the record.

Has anyone signed up to speak at this public hearing?

[If more than one person has signed in, call them in order.]

Is there any interested party in the audience that has not signed up but who wishes to speak regarding the application?

[Additional public comment]

If there is no more public comment, I will now close the public comment portion of the public hearing.

MAYOR: Does the applicant wish to respond to any of the comments?

[Opportunity for applicant to provide any rebuttal evidence]

MAYOR: Before we turn to Trustee questions and deliberation, I want to state that the documents included within the record for this public hearing include all application materials submitted by the applicant; all materials included in the Board of Trustee packets; any PowerPoint or other presentations given tonight; all written referral and public comments received regarding the application; the public comment sign-up sheet; the public posting log and photographs of the notice, and the Town's subdivision and zoning ordinances and other applicable regulations. Does anyone have any objection to inclusion of these items in the record?

MAYOR: I will now close the public hearing and the Board of Trustees will deliberate on the evidence presented. During deliberations, Trustees may ask questions of Town staff, but no further public comment or other testimony or evidence will be received.

Who would like to begin?

Who is next?

Any other questions or comments

[If anyone believes the applicable criteria have not been met, then please explain why so we have those reasons for the record.]

MAYOR: We have a draft Resolution in front of us and I would entertain a motion.

May we have a Roll-Call vote?

Motion carries/fails.

STAFF REPORT



welcome neighbors.

TO: Mayor and Town of Bennett Board of Trustees
FROM: Steve Hebert, Planning and Economic Development Manager
DATE: August 10, 2021
SUBJECT: Case No. 21.13 – Shops at Bennett Final Plat

Applicant: Shops at Civic Center, LLC (Ora Mae Rich and Forrest Charlesworth)

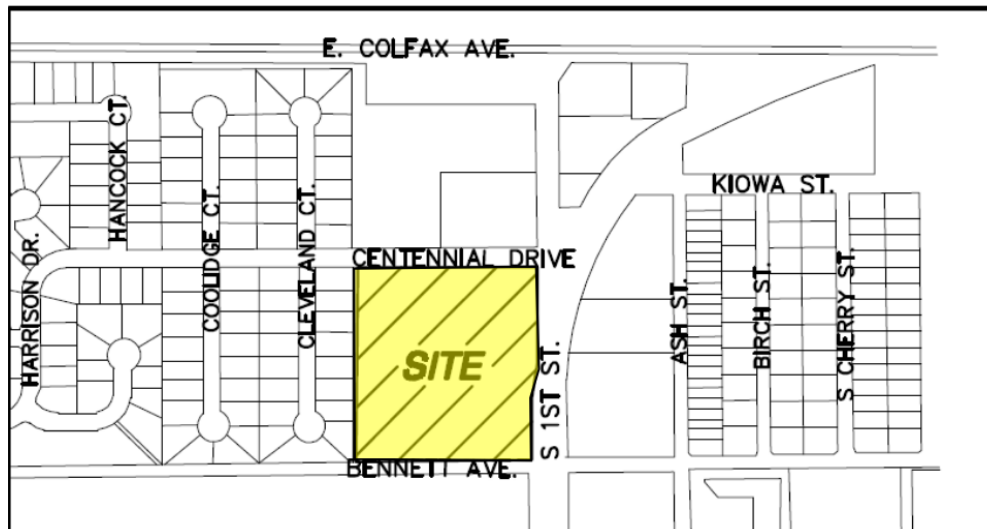
Location: Southwest Corner of Centennial Drive and 1st Street/CO Highway 79 (See Vicinity Map)

Purpose: Final Plat to Create One Commercial Lot and Two Tracts

Background

Case No. 21.13 is a proposed final plat to subdivide approximately 5.9 acres at the southwest corner of Centennial Drive and 1st Street/CO Highway 79. See the vicinity map below. The subdivision plat will create one 1.075-acre lot (Lot 1) for commercial development and two separate Tracts - A and B. Tract A is 4.524 acres and intended for future commercial development and may be further subdivided. Tract B is 0.328 acres and is intended to accommodate a shared stormwater detention pond.

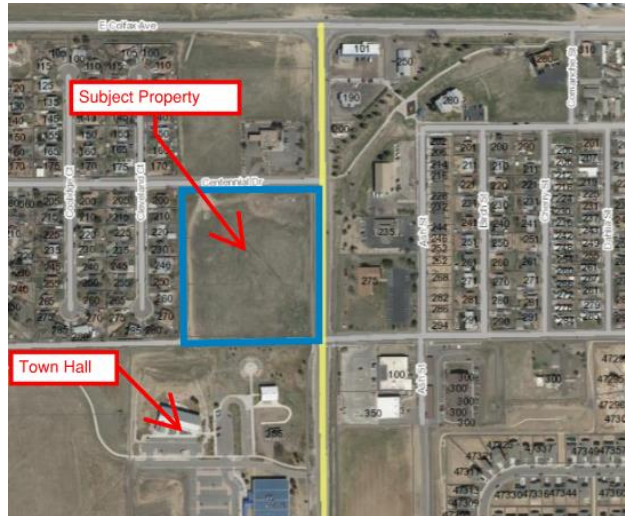
Vicinity Map



Note: Bennett Avenue does not currently extend west of 1st Street. Such an extension may be required in the future to serve additional commercial development; however, it is not expected to continue along the south side of the Centennial subdivision.

Below is an aerial image showing the property lies immediately north of Town Hall, the Adams County Shared Services building and the Corridor of Honor Military Memorial.

Aerial Image of Subject Property

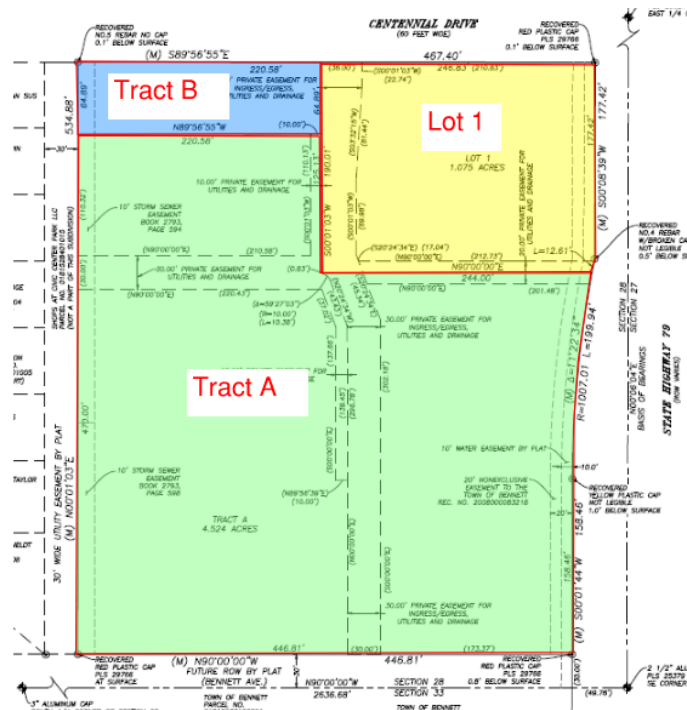


Previous Site Plan Approval

The property owner previously proposed a 7,900-square foot retail building on the subject property. The Town approved the Shops at Civic Center Site Plan in September 2019. That site plan will be replaced with a new site plan, intended to accommodate a Dollar General. A site plan is approved administratively and is not a part of this subdivision plat review.

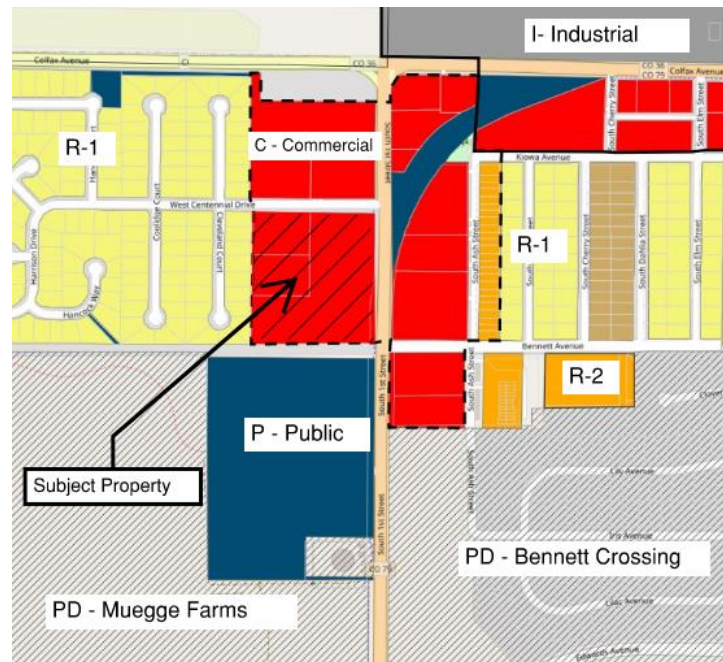
Proposed Subdivision Plat

The illustration below shows the proposed lot layout, creating Lot 1 and Tracts A and B.



Zoning and Land Use Regulations

The subject property is currently zoned C - General Commercial District. The map below shows the zoning of the property and the surrounding area, including a mix of residential, commercial, planned development and public zone districts.



The table below summarizes the zoning and land use on properties immediately adjacent to the subject property.

Direction	Adjacent Zone District	Land Use
North	C- General Commercial District	Bank and Vacant Lot
East	C- General Commercial District	Bank, Church, U.S. Post Office
South	P – Public District	Town Hall, County Shared Services Building
West	R-1 - Low Density Residential District	Residential –Centennial Subdivision

The property also lies within the Main Street Downtown overlay district. The eventual site plan will be reviewed for compliance with the Main Street elements of the Bennett Development Design Guidelines.

Public Services and Utilities

The subject property is served by the following:

Water

Water will be provided by the Town of Bennett. Extension of the Town's water system is proposed as part of this development.

Sanitary Sewer

Sanitary sewer will be provided by the Town of Bennett. Extension of the sanitary sewer system is proposed as part of this development.

Stormwater Management

Stormwater will be collected and conveyed in accordance with Town standards to prevent any on-site or off-site flooding. Tract B will accommodate a detention pond intended to serve the 5.9 acres.

Access, Traffic and Streets

Local access is provided by Centennial Avenue. The Town is requiring the property owner to dedicate additional right-of-way (ROW) along the east side of the subject property and along the west side of CO Highway 79 consistent with a future 100-foot highway ROW profile for that section of the highway. That additional ROW will be shown on the final plat.

Fire and Rescue

Bennett-Watkins Fire Rescue will provide fire protection service. Development will be subject to the International Fire Code (IFC).

Gas, Electricity and Telecommunications

Natural gas will be provided by Colorado Natural Gas, electricity by IREA and telecommunications by Eastern Slope Technologies (ESRTA) or Comcast. Appropriate easements for these providers are identified on the final plat.

Subdivision Agreement Required

A subdivision agreement (SA) that identifies and guarantees public improvements, including but not limited to streets, sidewalks/trails, water, sanitary sewer and stormwater management is required prior to the issuance of an infrastructure permit. A note to that effect will be added to the final plat.

Public Land Dedication Requirements

No public land dedication is required at this time given no additional buildable lots are being created. However, when the remainder of Tract A is subdivided, land dedication for park land and public facilities will be required. Land dedication for schools is not required.

Staff Analysis and Findings

Per Section 16-4-380 of the Bennett Municipal Code, the Town shall use the following criteria to evaluate the applicant's final plat application:

- A. The final plat incorporates recommended changes, modifications and conditions attached to the sketch plan unless otherwise approved by the Planning Commission.

Staff Finding: A Sketch Plan is not required for a minor subdivision that creates fewer than four lots.

- B. All applicable technical standards in accordance with this Chapter and adopted Town documents have been met.
 - 1. To establish appropriate standards for subdivision design that will:
 - a. Encourage the development of sound, economical and stable neighborhoods and healthy living environments, in conformance with the goals and policies of the Comprehensive Plan.
 - b. Provide lots of adequate size, configuration and design for the purpose for which they are intended to be used.

- c. Promote superior design and design flexibility.
- d. Preserve the significant natural features and environmental quality of the Town.
- e. Guide the physical development of the Town in ways that complement the Town's character and culture.
- f. Promote a cohesive sense of community among new and current residents, precluding neighborhood design or restrictions that in any way isolate any neighborhood from the rest of the community.
- g. Provide complete and accurate public land records.

Staff Finding: The proposed minor subdivision will accommodate new development that meets the standards of good subdivision design.

- 2. To establish standards for utilities and other public services that will:
 - a. Provide an efficient, adequate and economical supply of utilities and services to land proposed for development without adverse effects to property that is currently served.
 - b. Ensure that adequate stormwater drainage, sewage disposal, water supply and other utilities, services and improvements needed as a consequence of the subdivision of the land are provided.
 - c. Provide for the reasonable extension of utilities and services to other lands that may be developed in the future.
 - d. Provide the equitable distribution of the cost of new and expanded public services needed to support new land development.

Staff Finding: The proposed minor subdivision will accommodate extension of utilities and public services to serve the property.

- 3. To ensure the provision of adequate and safe traffic circulation that will:
 - a. Minimize traffic hazards through appropriate street design, providing safe and convenient vehicular and pedestrian traffic circulation systems.
 - b. Provide adequate vehicular access to abutting properties.
 - c. Provide streets of adequate capacity and appropriate design and function.

Staff Finding: Centennial Avenue provides adequate and appropriate access to the property.

- 4. To ensure adequate public facilities that will:
 - a. Provide for the recreational, cultural, educational and other public facility needs of the community.
 - b. Facilitate effective law enforcement and fire protection.

Staff Finding: Adequate public facilities are available to the property.

- 5. To contribute to the proper development of the community in accordance with the goals and policies of the Comprehensive Plan as it may be updated from time to time.

Staff Finding: The proposed plat is consistent with the principles in the 2015 Town of Bennett Comprehensive Plan related to:

- Mixed land uses
- Diversity of housing types
- Access to open space, trails and parks
- Contiguous development
- A variety of transportation choices

C. Compliance with Zoning Regulations

Staff Finding: The final plat is consistent with the C- General Commercial zone district. Future development will be subject to the lot standards in the zone district, including but not limited to building setbacks, building height, parking, landscaping and lighting.

Public Comment

Notice of the Planning and Zoning Commission and Board of Trustees public hearings was published in the Eastern Colorado News, posted on the subject property and sent to all property owners within 300 feet of the property. No public comment has been received as of this date.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission reviewed Case No. 21.13 – Shops at Bennett Final Plat on July 19, 2021. The Commission recommends approval of the proposed final plat for the Shops at Bennett Subdivision. See the attached Resolution No. 2021-08.

Staff Recommendation

Staff finds the proposed final plat is in compliance with the Subdivision Regulations in Chapter 16, Article IV of the Bennett Municipal Code. Staff also finds the plat has been processed according to Section 16-4-360 and meets the approval criteria in 16-4-380. Based upon these findings, Staff recommends the Board of Trustees approve Case No. 21.13 – Shops at Bennett Subdivision Final Plat, with the following conditions:

Before recording the final plat, the applicant shall:

1. Update plat notes related to easements and maintenance in a manner directed by Town Staff and the Town Engineer
2. Make other minor modifications as directed by Town Staff, the Town Engineer and Town Attorney

Attachments

1. Staff PowerPoint Presentation (PDF)
2. Land Use Application
3. Applicant's Letter of Intent
4. Proposed Final Plat
5. Traffic Study
6. Town Planning Response
7. Town Engineer's Referral Response
8. Town Traffic Engineer's Response
9. Colorado Dept. of Transportation (CDOT) Response
10. Bennett-Watkins Fire Rescue Response
11. IREA Response
12. Adams County Sheriff Response
13. I-70 Regional Economic Advancement Partnership Response
14. Planning and Zoning Commission Resolution No. 2021-08
15. Resolution No. 878-21



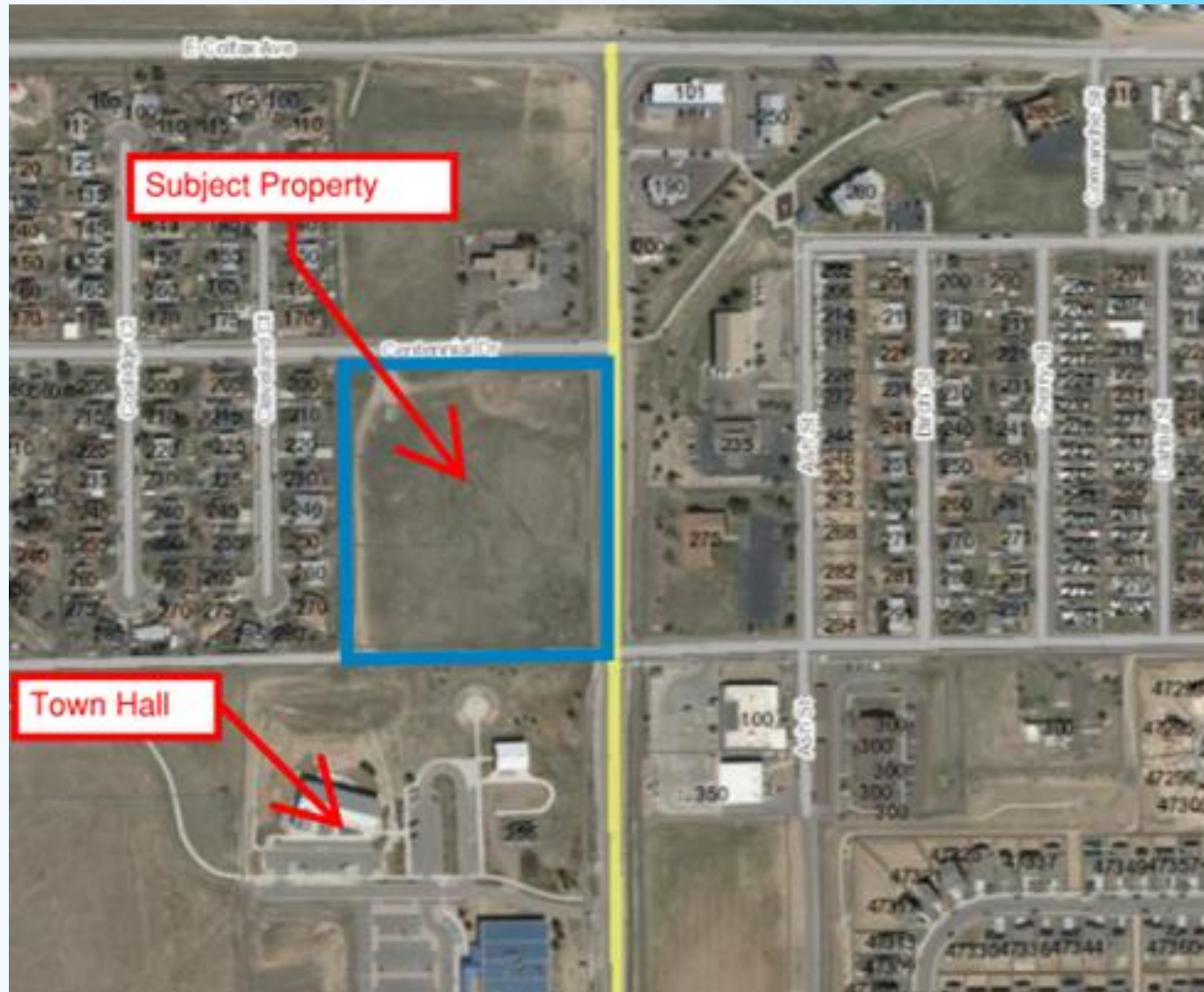
Case No. 21.13 Shops at Bennett Subdivision Final Plat

Town of Bennett Board of Trustees

August 10, 2021

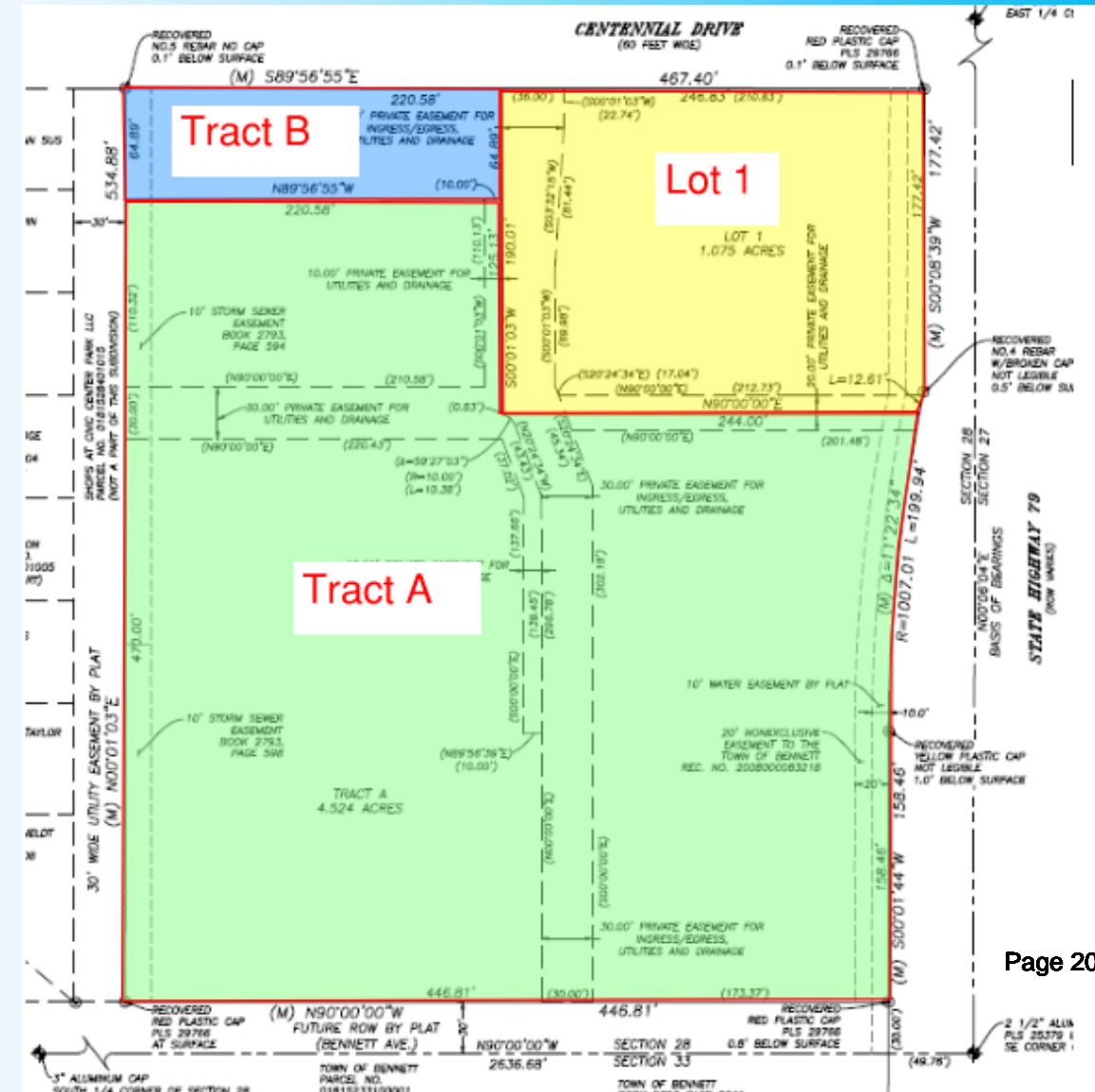
Steve Hebert, Planning & Economic Development Manager

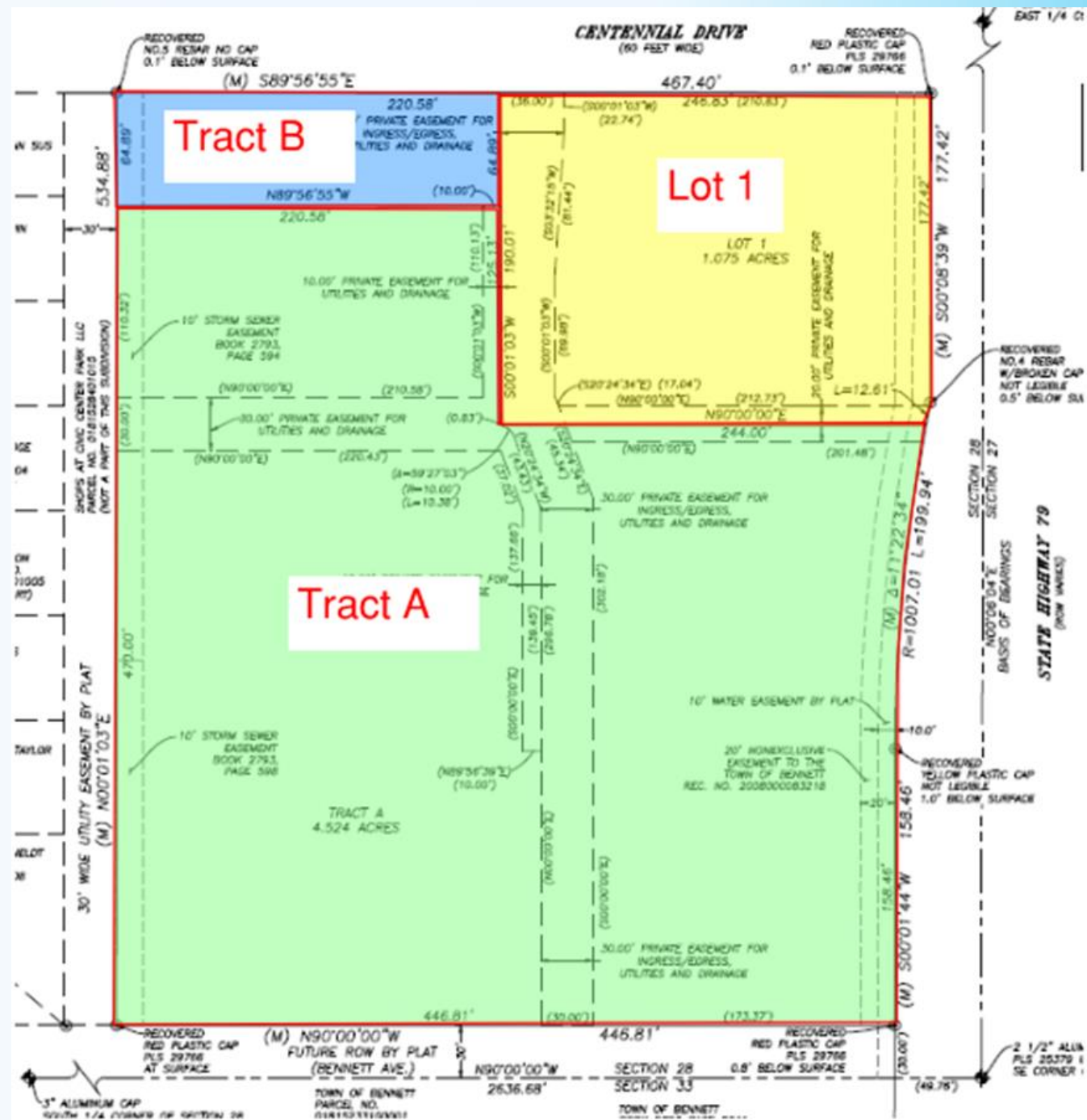
Shops at Bennett Subdivision Vicinity Map



Summary of Proposed Plat

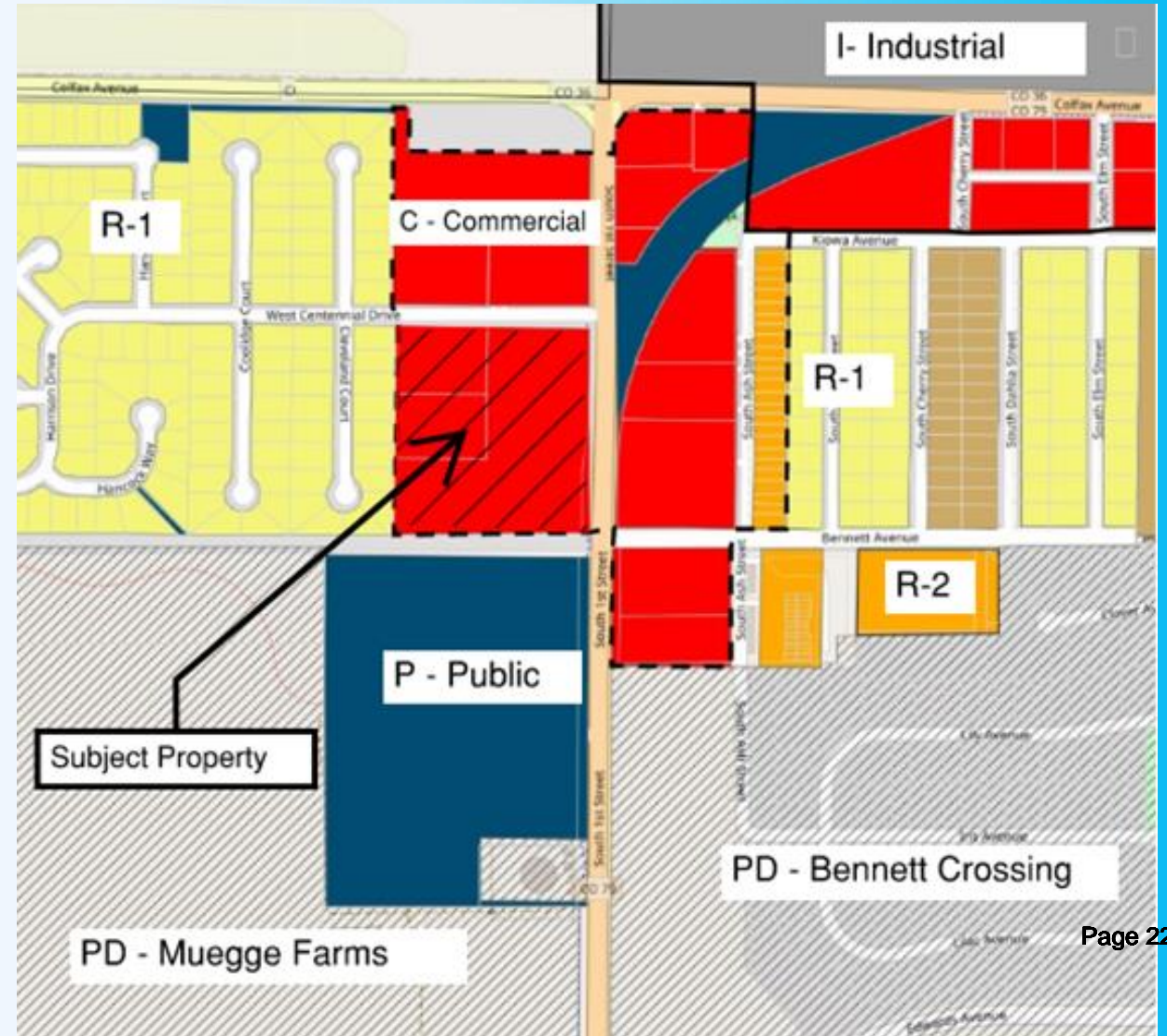
- 5.9 acres
- Zone C – General Commercial District
- Access via Centennial Ave., no direct access to 1st St./CO Highway 79
- Creates one buildable lot (Lot1)
- Tract A for future commercial subdivision
- Tract B for a detention pond
- Various access and utility easements dedicated via the plat





Zoning

- Current zoning is C - General Commercial
- Within the Main Street Downtown overlay district, with additional design guidelines applied at the time of site plan



Surrounding Zoning and Land Use

Direction	Adjacent Zone District	Land Use
North	C- General Commercial District	Bank and Vacant Lot
East	C- General Commercial District	Bank, Church, U.S. Post Office
South	P – Public District	Town Hall, County Shared Services Building
West	R-1 - Low Density Residential District	Residential –Centennial Subdivision

Staff Findings on Case No. 21.18

Per Section 16-4-380 of the Bennett Municipal Code, the Town shall use the following criteria to evaluate the applicant's final plat application:

- No sketch plan required for a minor subdivision
- All applicable technical standards in accordance with this Chapter and adopted Town documents will be met.
- The proposed lots will accommodate new development that meets the standards of good subdivision design.
- The proposed plat will accommodate extension of utilities and public services to serve future residential development.
- No public facilities are anticipated as part of this subdivision.
- All development will meet the standards set forth in the C – General Commercial District and Main Street Overlay District.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission reviewed Case No. 21.13 – Shops at Bennett Final Plat on July 19, 2021. The Commission adopted Resolution No. 2021-08 recommending approval of the proposed final plat for the Shops at Bennett Subdivision.

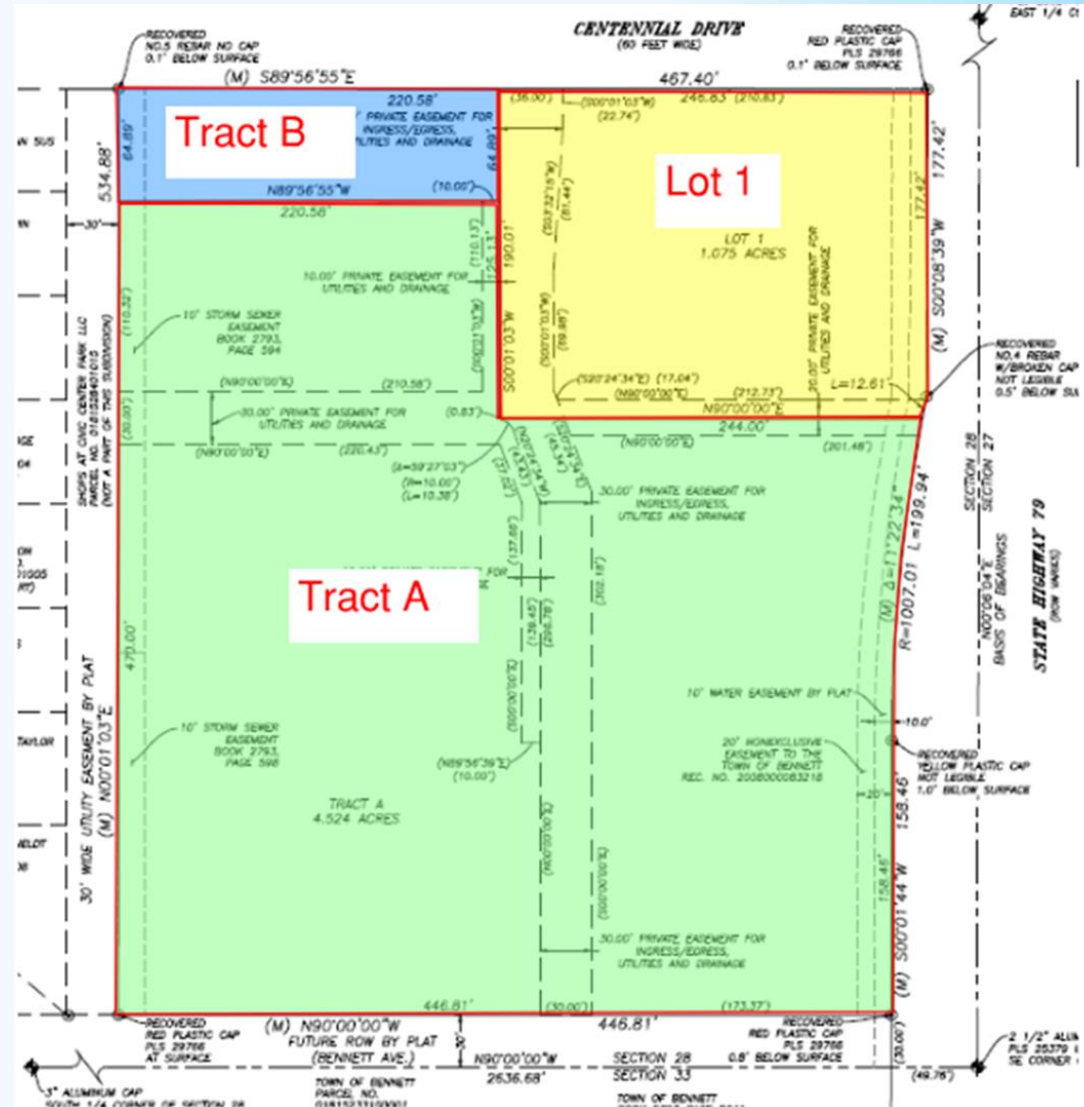
Staff Recommendation

Staff recommends the Board of Trustees adopt Resolution No. 878 - 21 approving the Shops at Bennett Subdivision Final Plat, with the following conditions:

Before recording the final plat the applicant shall:

1. Update plat notes related to easements and maintenance in a manner directed by Town Staff and the Town Engineer
2. Make other minor modifications as directed by Town Staff, the Town Engineer and Town Attorney.

Questions and Comments?



Town of Bennett Land Use Application Form

TO BE COMPLETED BY APPLICANT

Application Type: ☐ Annexation ☐ FDP ☒ Final Plat ☐ Variance
☐ Zoning/Rezoning ☐ Site Plan ☐ Boundary Line Adjustment ☐ Sign Permit
☐ ODP ☐ Sketch Plan ☐ Conditional Use Permit ☐ Other _____

Primary Contact Name: Lisa Peterson

Name of Firm: Hammers Construction

Address: 1411 Woodsey Hts.

City: Colorado Springs State: CO Zip: 80915 Phone: 719-570-1599

Email: lpeterson@hammersconstruction.com

Owner Name: SHOPS AT CNIC CENTER LLC

Address: 965 S. 1st St. Unit 6F

City: Bennett State: CO Zip: 80102-8750 Phone: _____

Email: _____

Mineral Estate Holder/Lease: Anschutz Farms Corporation

Name of Firm: _____

Address: _____

City: _____ State: _____ Zip: _____ Phone: _____

Parcel#: 01815-2840-1011, 01815-2840-1013 Subdivision Name: The Centennial Add

Site Address: 01815-2840-1014, 01815-2840-1015
S 1st & Centennial Drive

Nearest Major Intersection: SW Corner of S 1st & Centennial Drive

Legal Description: Centennial Add the Desc.: Outlot B Exc nly 325/94 ft of WLY 233/00 ft

Current Zoning: General Commercial District Proposed # lots/units: 1 Lot / 2 Tracts

Total Acreage: 5.898 Gross Floor Area: N/A

Proposed Gross Densities (du/ac): _____

Additional Notes: _____

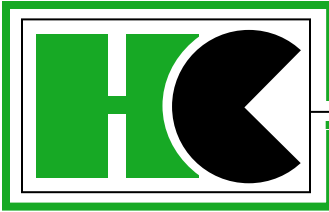
All Submittal Requirements must accompany this application. All applicable fees must be paid at the time of application. Any extraordinary cost incurred by the Town of Bennett in reviewing and processing this application is the responsibility of the applicant.

An executed cost agreement must be attached to this application pursuant to Sec. 16-1-325 of the Bennett Municipal Code.

I understand this is an application only, it must be approved by the Town, and any required building permits must be obtained before the property can be used in accordance with the request. I hereby acknowledge all of the above information is correct.

Applicant's Signature: _____

Date: 5-6-21



Steve Hammers, President
shammers@hammersconstruction.com

HAMMERS CONSTRUCTION, INC.

1411 Woolsey Heights • Colorado Springs, Colorado 80915-5400
(719) 570-1599 • FAX (719) 570-7008 • www.hammersconstruction.com

• SPECIALIZING IN DESIGN / BUILD •

Letter of Intent

Final Plat

Owner Information

Shop at Civic Center LLC

965 S 1st St. Unit 6F

Bennett, CO 80102-8750

Project Name: Shops at Bennett

Owner Representatives

Hammers Construction, Inc.

Joe Butler – Project Manager

Lisa Peterson – Design (Applicant)

1411 Woolsey Heights

Colorado Springs, CO 80915

(719) 570-1599

Site:

S. 1st and Centennial Drive

Bennett, CO 80102-8750

Lot Size: 5.898 Acres

Zoned: General Commercial District

Parcel numbers: 01815-2840-1011, 01815-2840-1013, 01815-2840-1014

Description

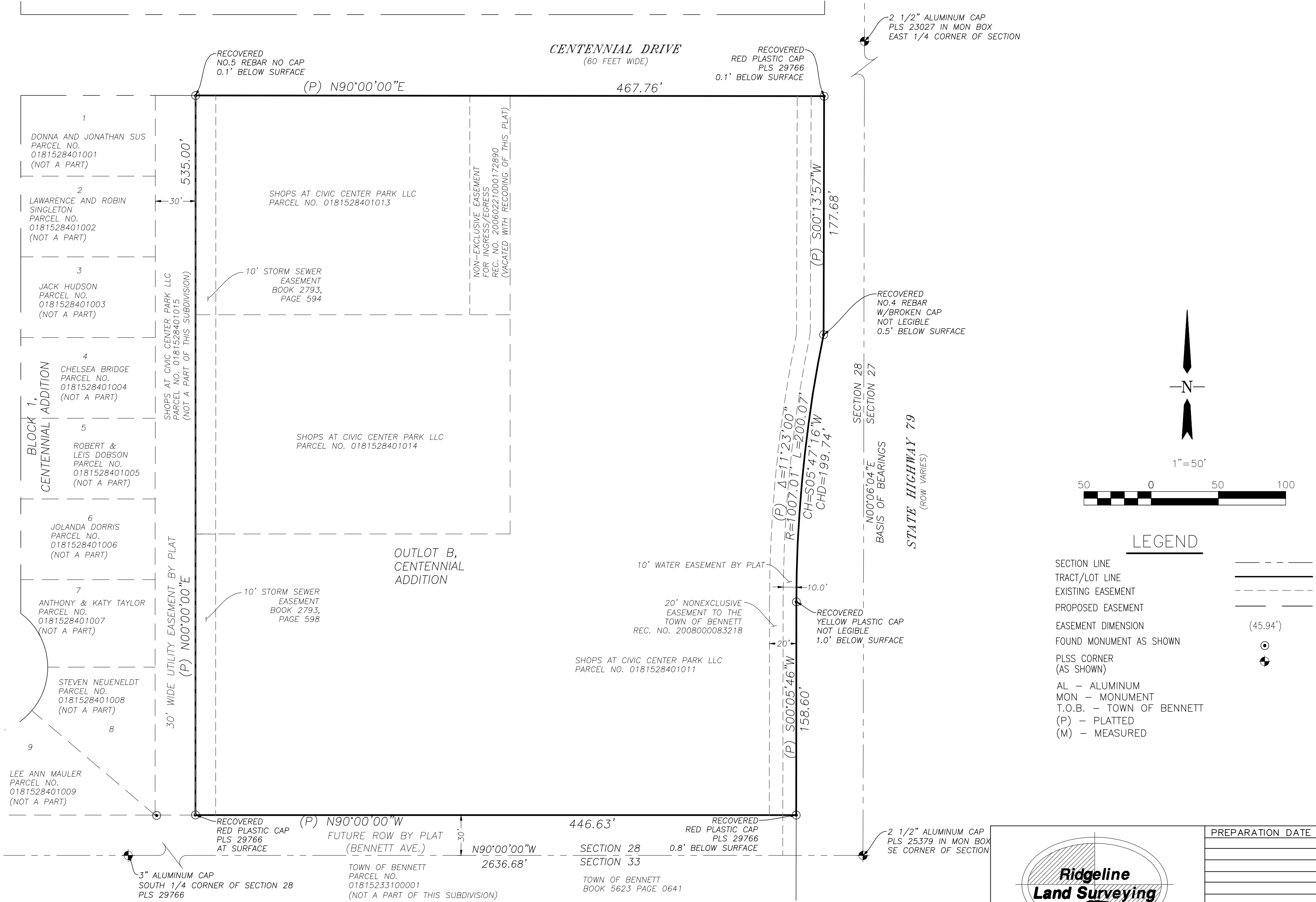
Request approval to plat one Lot and two Tracts. We are proposing to install a portion of the roadway & utility infrastructure at this time. The platted Lot 1 will be developed for Dollar General. Tract B will be used for the water quality pond for the entire site.

Justification

This land is currently vacant. The proposed Lot will be developed for Dollar General which is an approved use within this zone district.

THE SHOPS AT BENNETT SUBDIVISION

A REPLAT OF A PORTION OF CENTENNIAL ADDITION SUBDIVISION,
A PART OF THE SE 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 63 WEST
OF THE 6TH PRINCIPAL MERIDIAN TOWN OF BENNETT,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 3



LEGEND

SECTION LINE	---
TRACT/LOT LINE	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
EASEMENT DIMENSION	(45.94')
FOUND MONUMENT AS SHOWN	⊙
PLSS CORNER (AS SHOWN)	⊙
AL - ALUMINUM	
MON - MONUMENT	
T.O.B. - TOWN OF BENNETT	
(P) - PLATTED	
(M) - MEASURED	

**Ridgeline
Land Surveying**

31 E. PLATTE AVE, SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917

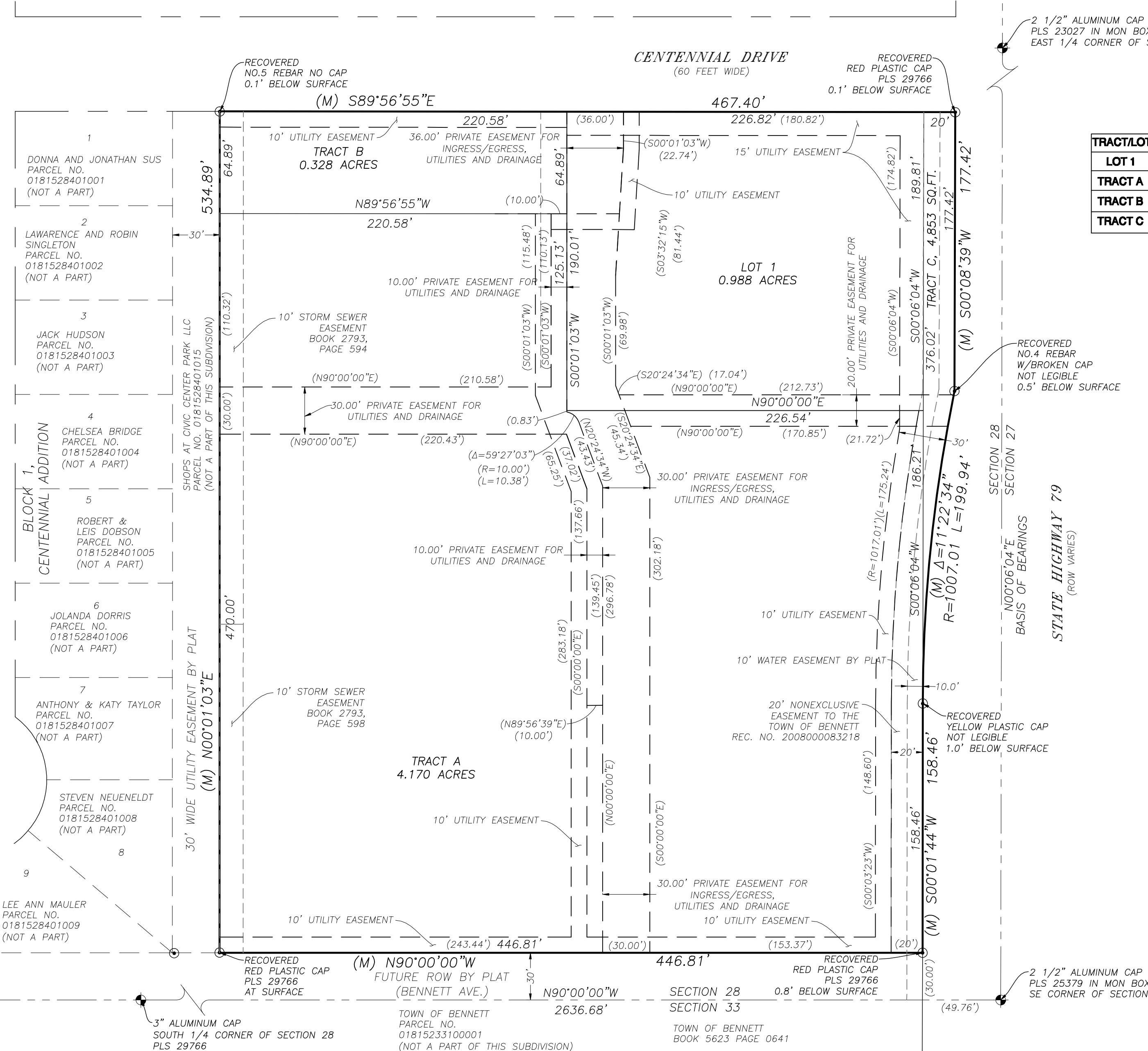
PREPARATION DATE	5/6/2021

AS PLATTED

GROSS ACREAGE	5.598
NUMBER OF TRACTS / ACREAGE	3 / 4.610
NUMBER OF LOTS / ACREAGE	1 / 0.988
NET ACREAGE FOR PUBLIC STREETS	0
NET ACREAGE FOR PRIVATE USE	5.487
NET ACREAGE FOR CDOT ROW DEDICATION	0.111

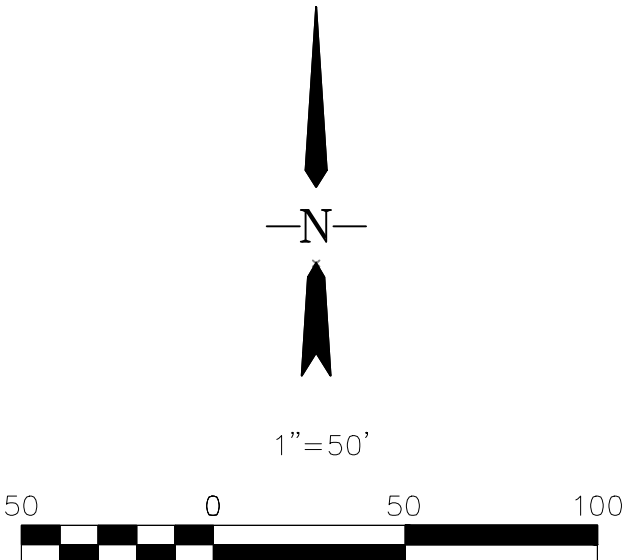
THE SHOPS AT BENNETT SUBDIVISION

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SHEET 2 OF 3





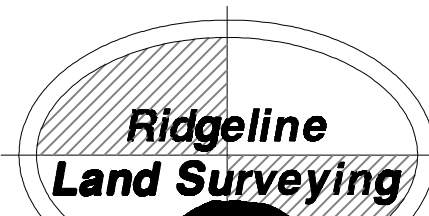
TRACT OWNERSHIP AND MAINTENANCE

TRACT/LOT	PROPOSED USE	OWNERSHIP	MAINTENANCE
LOT 1	DEVELOPMENT	SHOPS AT CIVIC CENTER PARK LLC	OWNER OR ASSIGNS
TRACT A	FUTURE DEVELOPMENT	SHOPS AT CIVIC CENTER PARK LLC	OWNER OR ASSIGNS
TRACT B	UTILITIES & DRAINAGE	SHOPS AT CIVIC CENTER PARK LLC	OWNER OR ASSIGNS
TRACT C	RIGHT-OF-WAY	COLORADO DEPT. OF TRANS.	OWNER OR ASSIGNS



LEGEND

SECTION LINE _____
TRACT/LOT LINE _____
EXISTING EASEMENT _____
PROPOSED EASEMENT _____
EASEMENT DIMENSION (45.94')
FOUND MONUMENT AS SHOWN 
PLSS CORNER 
(AS SHOWN)
AL — ALUMINUM
MON — MONUMENT
T.O.B. — TOWN OF BENNETT
(P) — PLATTED
(M) — MEASURED



31 E. PLATTE AVE, SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917

[illegible]

AS REPLATTED



July 8, 2021

Mr. Joe Butler
Hammers Construction
1411 Woolsey Heights
Colorado Springs, CO 80915

Re: Dollar General
Bennett, CO
LSC #210660

Dear Mr. Butler:

In response to your request, LSC Transportation Consultants, Inc. has prepared this Traffic Impact Analysis for the proposed Dollar General store. As shown on Figure 1, the site is located west of 1st Street (SH 79) and south of Centennial Drive in Bennett, Colorado.

REPORT CONTENTS

The report contains the following: the existing roadway and traffic conditions in the vicinity of the site including the lane geometries, traffic controls, posted speed limits, etc.; the existing weekday peak-hour traffic volumes; the existing daily traffic volumes in the area; an adjustment of the existing traffic for the ongoing pandemic; the typical weekday site-generated traffic volume projections for the site; the assignment of the projected traffic volumes to the area roadways; the projected short-term background and resulting total traffic volumes on the area roadways; the site's projected traffic impacts; and any recommended roadway improvements to mitigate the site's traffic impacts.

LAND USE AND ACCESS

The site is proposed to include a variety store with about 9,450 square feet. Full movement access is proposed to Centennial Drive as shown in the conceptual site plan in Figure 2.

ROADWAY AND TRAFFIC CONDITIONS

Area Roadways

The major roadways in the site's vicinity are shown on Figure 1 and are described below.

- **1st Street (SH 79)** is a north-south, two-lane state highway east of the site. It is classified by CDOT as NR-B (non-rural highway). The CDOT straight line diagram is attached. The intersections with E. Colfax Avenue (US 36), Centennial Drive, and Bennett Avenue are stop-sign controlled. The posted speed limit in the vicinity of the site is 35 mph. The exis-

ting SH 79 alignment is expected to be shifted to the east after 2027 per the preferred re-alignment from the *SH 79 and Kiowa-Bennett Corridor PEL Study* by CDOT.

- **Centennial Drive** is an east-west, two-lane local roadway north of the site. The intersection with 1st Street (SH 79) is stop-sign controlled. The posted speed limit in the vicinity of the site is 25 mph.

Existing Traffic Conditions

Figure 3a shows the existing lane geometries, traffic controls, posted speed limits, and traffic volumes in the site's vicinity on a typical weekday. The weekday peak-hour traffic volumes and daily traffic counts are from the attached traffic counts conducted by Counter Measures in June, 2021.

Adjustment for the Ongoing Pandemic

Figure 3b shows the existing traffic volumes adjusted for the ongoing pandemic. The traffic volumes at the 1st Street (SH 79)/Bennett Avenue intersection are based on Figure 3b of the 2020 *Worthman Acres TIA* by LSC with the through traffic volumes grown for one year at 3.7 percent based on the CDOT 20-year factor of 2.07. The side road volumes assumed little or no growth. The east/west volumes at the 1st Street (SH 79)/E. Colfax Avenue intersection are based on the higher of the traffic counts in Figure 3a and the 2017 traffic count from Figure 3 of the 2019 *Muegge Farms TIA* by LSC grown for four years at an annual growth rate of three percent. The volumes to/from the south were balanced with the other two intersections.

2022 and 2027 Background Traffic

Figure 4 shows the estimated 2022 background traffic which assumes one year of growth of 3.7 percent on SH 79 based on the CDOT 20-year factor of 2.07. It also assumes one year of growth at a rate of 3.0 percent on US 36. Bennett Avenue assumes additional trips from a portion of the 300 Bennett and Worthman Acres buildout.

Figure 5 shows the estimated 2027 background traffic which assumes one year of growth of 3.7 percent on SH 79 based on the CDOT 20-year factor of 2.07. It also assumes five years of growth at an annual rate of 3.0 percent on US 36 and buildout of the 300 Bennett and Worthman Acres developments.

Figures 4 and 5 also show the estimated 2022 and 2027 traffic control and lane geometry, respectively.

Existing, 2022, and 2027 Background Levels of Service

Level of service (LOS) is a quantitative measure of the level of congestion or delay at an intersection. Level of service is indicated on a scale from "A" to "F." LOS A is indicative of little congestion or delay and LOS F is indicative of a high level of congestion or delay. Attached are specific level of service definitions for unsignalized intersections.

The intersections in Figures 3b, 4, and 5 were analyzed to determine the existing, 2022, and 2027 background levels of service using Synchro. Table 1 shows the level of service analysis results. The level of service reports are attached.

- **1st Street (SH 79)/E. Colfax Avenue:** All movements at this unsignalized intersection currently operate at LOS “C” or better during both morning and afternoon peak-hours and are expected to do so through 2027.
- **1st Street (SH 79)/Centennial Drive:** All movements at this unsignalized intersection currently operate at LOS “B” or better during both morning and afternoon peak-hours and are expected to do so through 2022. By 2027, all movements are expected to operate at LOS “C” or better.
- **1st Street (SH 79)/Bennett Avenue:** All movements at this unsignalized intersection currently operate at LOS “C” or better during both morning and afternoon peak-hours and are expected to do so through 2022. By 2027, all movements are expected to operate at LOS “D” or better.
- **Centennial Drive/Site Access/Bank Access:** All movements at this unsignalized intersection currently operate at LOS “A” during both morning and afternoon peak-hours and are expected to do so through 2022. By 2027, all movements are expected to operate at LOS “B” or better.

TRIP GENERATION

Table 1 shows the estimated average weekday, morning peak-hour, and afternoon peak-hour trip generation for the proposed site based on the rates from *Trip Generation, 10th Edition, 2017* by the Institute of Transportation Engineers (ITE).

The site is projected to generate about 600 vehicle-trips on the average weekday, with about half entering and half exiting during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 17 vehicles would enter and about 13 vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:00 p.m., about 34 vehicles would enter and about 31 vehicles would exit.

TRIP DISTRIBUTION

Figure 6 shows the estimated directional distribution of the site-generated traffic volumes on the area roadways. The estimates were based on the location of the site with respect to the regional population, employment, and activity centers; and the site’s proposed land use.

TRIP ASSIGNMENT

Figure 7 shows the estimated site-generated traffic volumes based on the directional distribution percentages (from Figure 6) and the trip generation estimate (from Table 2).

2022 AND 2027 TOTAL TRAFFIC

Figure 8 shows the estimated 2022 total traffic which is the sum of the 2022 background traffic volumes (from Figure 4) and the site-generated traffic volumes (from Figure 7). Figure 8 also shows the recommended 2022 lane geometry and traffic control. No improvements are recommended to the 1st Street (SH 79)/Centennial Drive intersection.

Figure 9 shows the estimated 2027 total traffic which is the sum of the 2027 background traffic volumes (from Figure 5) and the site-generated traffic volumes (from Figure 7). Figure 9 also shows the recommended 2027 lane geometry and traffic control. No improvements are recommended to the 1st Street (SH 79)/Centennial Drive intersection.

PROJECTED LEVELS OF SERVICE

Level of service (LOS) is a quantitative measure of the level of congestion or delay at an intersection. Level of service is indicated on a scale from “A” to “F.” LOS A is indicative of little congestion or delay and LOS F is indicative of a high level of congestion or delay. Attached are specific level of service definitions for unsignalized intersections.

The intersections in Figures 8 and 9 were analyzed to determine the 2022 and 2027 total levels of service. Table 1 shows the level of service analysis results. The level of service reports are attached.

- **1st Street (SH 79)/Colfax Avenue:** All movements at this unsignalized intersection are expected to operate at LOS “D” or better during both morning and afternoon peak-hours through 2027.
- **1st Street (SH 79)/Centennial Drive:** All movements at this unsignalized intersection are expected to operate at LOS “C” or better during both morning and afternoon peak-hours through 2027.
- **1st Street (SH 79)/Bennett Avenue:** All movements at this unsignalized intersection are expected to operate at LOS “D” or better during both morning and afternoon peak-hours through 2027.
- **Centennial Drive/Site Access/Bank Access:** All movements at this unsignalized intersection are expected to operate at LOS “B” or better during both morning and afternoon peak-hours through 2027.

CONCLUSIONS AND RECOMMENDATIONS

Trip Generation

1. The site is projected to generate about 600 vehicle-trips on the average weekday, with about half entering and half exiting during a 24-hour period. During the morning peak-hour, about 17 vehicles would enter and about 13 vehicles would exit the site. During the afternoon peak-hour, about 34 vehicles would enter and about 31 vehicles would exit.

Projected Levels of Service

2. All movements at the intersections analyzed are expected to operate at LOS "D" or better during both morning and afternoon peak-hours through 2027.

Conclusions

3. The impact of the Dollar General development site can be accommodated by the existing roadway network. There are a few off-site improvements recommended to be made by others at the 1st Street (SH 79)/Bennett Avenue intersection.

* * * * *

We trust our findings will assist you in gaining approval of the proposed Dollar General store. Please contact me if you have any questions or need further assistance.

Sincerely,

LSC TRANSPORTATION CONSULTANTS, INC.

By 

Christopher S. McGranahan, PE, PTOE
Principal

CSM/wc

7-8-21

Enclosures: Tables 1 and 2
Figures 1 - 9
SH 79 Straight Line Diagram
Traffic Count Reports
Figure 3b from 2020 *Worthman Acres TIA* by LSC
Figure 3 from 2019 *Muegge Farms TIA* by LSC
Level of Service Definitions
Level of Service Reports

W:\LSC\Projects\2021\210660-DollarGeneral\Report\DollarGeneral-070821.wpd

Table 1
Intersection Levels of Service Analysis
Dollar General
Bennett, CO
LSC #210660; July, 2021

Intersection Location	Traffic Control	Existing Traffic		2022 Background Traffic		2022 Total Traffic		2027 Background Traffic		2027 Total Traffic	
		Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service
		AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
<u>S. 1st Street (SH 79)/E. Colfax Avenue</u>	TWSC										
NB Left		C	C	C	C	C	C	C	C	C	D
NB Right		A	B	A	B	A	B	A	B	A	B
WB Left		A	A	A	A	A	A	A	A	A	A
Critical Movement Delay		16.2	17.6	16.7	18.2	17.1	19.1	20.5	23.6	20.9	25.0
<u>S. 1st Street (SH 79)/Centennial Drive</u>	TWSC										
NB Left		A	A	A	A	A	A	A	A	A	A
EB Approach		B	B	B	B	B	C	B	C	B	C
Critical Movement Delay		11.7	13.8	11.9	14.2	12.2	15.6	13.4	17.9	13.9	20.3
<u>S. 1st Street (SH 79)/Bennett Avenue</u>	TWSC										
WB Approach		B	C	B	C	B	C	C	D	C	D
SB Left		A	A	A	A	A	A	A	A	A	A
Critical Movement Delay		13.4	15.5	13.9	16.3	14.1	17.0	18.7	25.2	19.2	27.3
<u>Centennial Drive/Site Access/Bank Access</u>	TWSC										
NB Approach		--	--	--	--	A	A	A	A	A	A
EB Approach		A	A	A	A	A	A	A	A	A	A
WB Approach		--	--	--	--	A	A	A	A	A	A
SB Approach		A	A	A	A	A	B	A	B	A	B
Critical Movement Delay		9.0	9.4	9.0	9.4	9.3	10.4	9.4	10.4	9.8	11.4

Table 2
ESTIMATED TRAFFIC GENERATION
Dollar General
Bennett, CO
LSC #210660; July, 2021

Trip Generating Category	Quantity	Trip Generation Rates ⁽¹⁾					Total Trips Generated				
		Average	AM Peak-Hour		PM Peak-Hour		Average	AM Peak-Hour		PM Peak-Hour	
		Weekday	In	Out	In	Out	Weekday	In	Out	In	Out
CURRENTLY PROPOSED LAND USE											
Variety Store ⁽²⁾	9.450 KSF ⁽³⁾	63.47	1.813	1.367	3.557	3.283	600	17	13	34	31

Notes:

- (1) Source: *Trip Generation*, Institute of Transportation Engineers, 10th Edition, 2017.
- (2) ITE Land Use Code 814 - Variety Store
- (3) KSF = 1,000 square feet



Figure 1
Vicinity
Map

Dollar General - Bennett (LSC #210660)

TRANSPORTATION CONSULTANTS, INC.

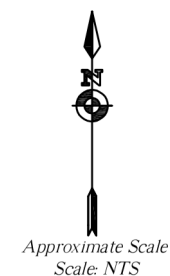
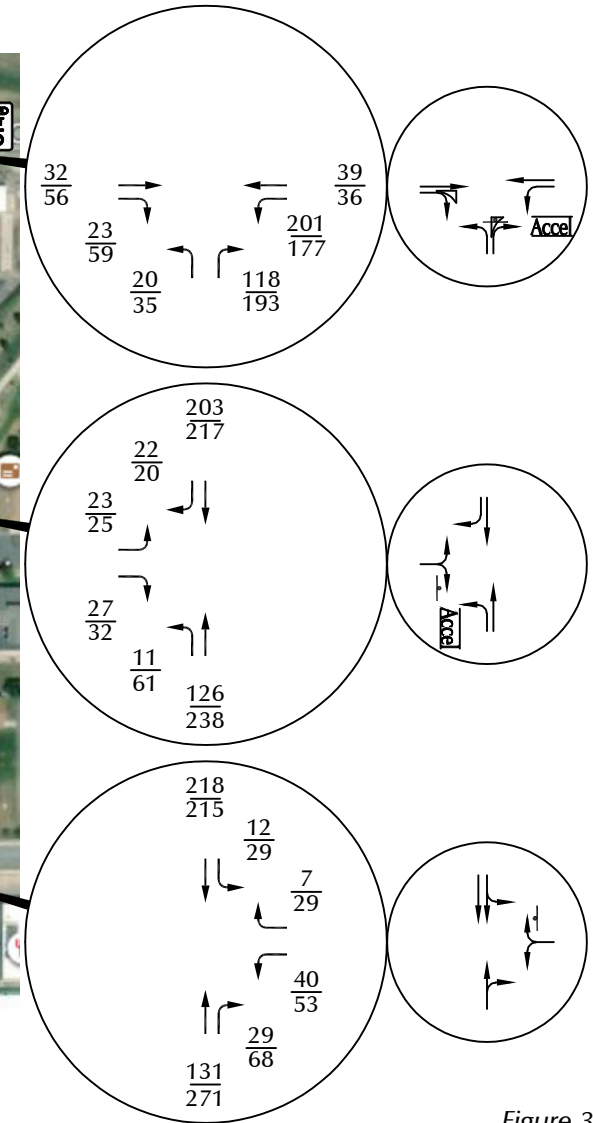
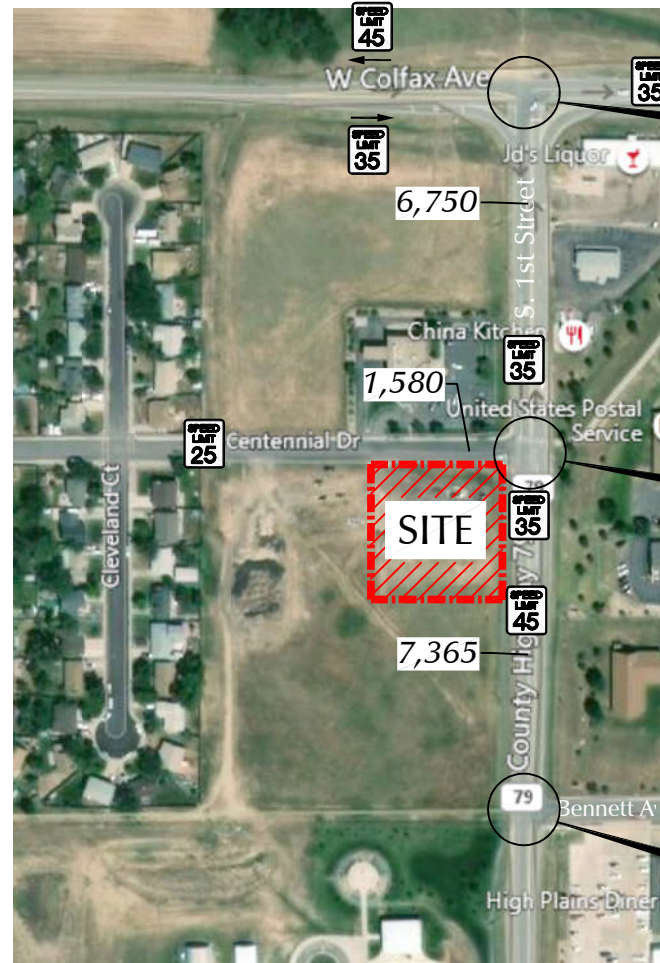
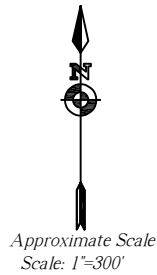


Figure 2
Site Plan

Dollar General - Bennett (LSC #210660)

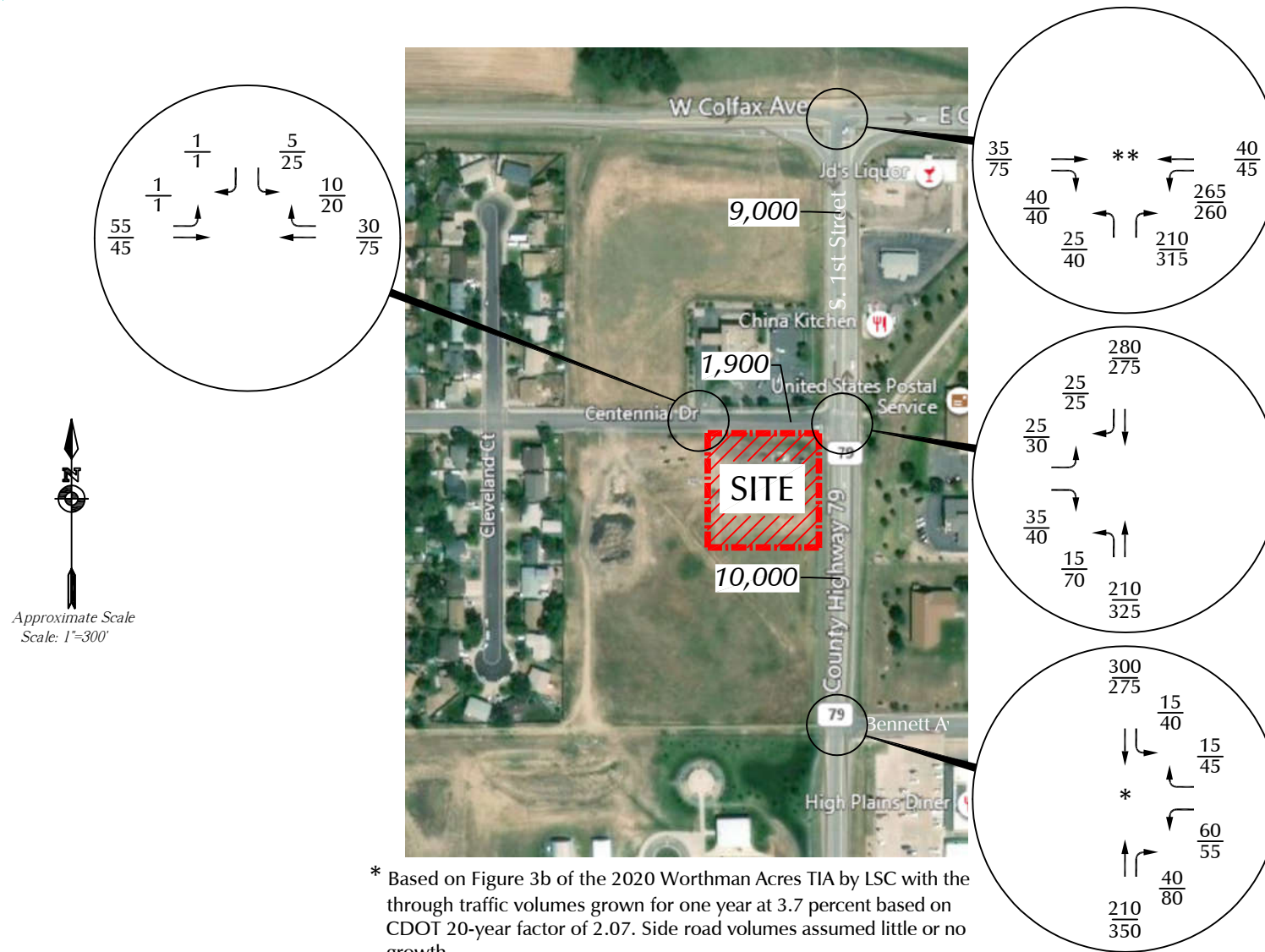


LEGEND:

- = Stop Sign
- = Speed Limit
- $\frac{26}{35}$ = $\frac{\text{AM Peak Hour Traffic}}{\text{PM Peak Hour Traffic}}$
- 1,000 = Average Daily Traffic

Existing June, 2021 Traffic, Lane Geometry and Traffic Control

Dollar General - Bennett (LSC #210660)



* Based on Figure 3b of the 2020 Worthman Acres TIA by LSC with the through traffic volumes grown for one year at 3.7 percent based on CDOT 20-year factor of 2.07. Side road volumes assumed little or no growth.

** East/west volumes based on the higher of the counts in Figure 3a and the 2017 count from Figure 3 of the Muegge Farms TIA by LSC grown for four years at annual rate of three percent. Volumes to/from the south were balanced with the other two intersections.

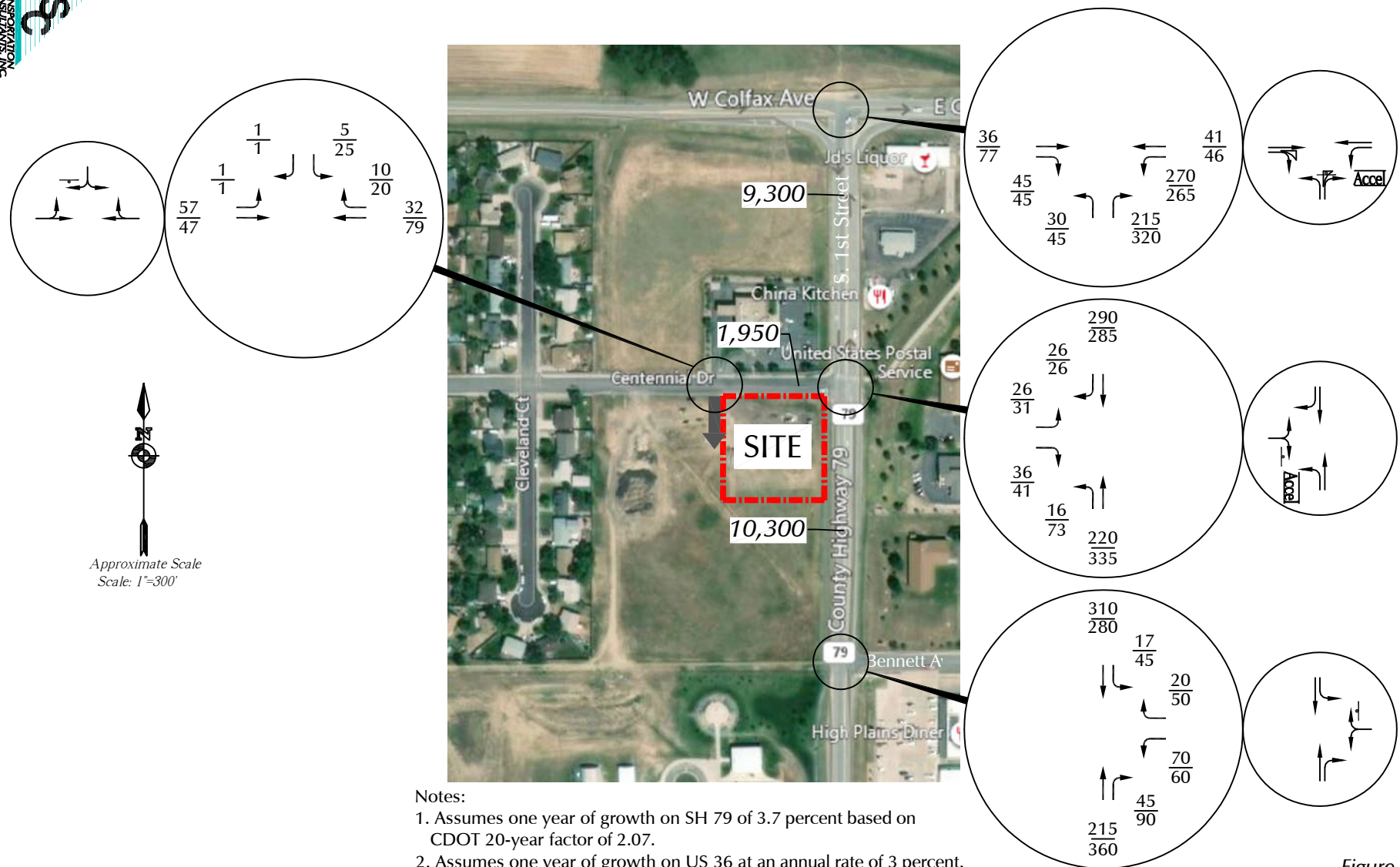
LEGEND:

$\frac{26}{35}$ = AM Peak Hour Traffic
PM Peak Hour Traffic
1,000 = Average Daily Traffic

Figure 3b

*Existing Traffic,
Adjusted for Pandemic*

Dollar General - Bennett (LSC #210660)



LEGEND:

- = Stop Sign
 $\frac{26}{35}$ = $\frac{\text{AM Peak Hour Traffic}}{\text{PM Peak Hour Traffic}}$
 1,000 = Average Daily Traffic

Year 2022 Background Traffic, Lane Geometry and Traffic Control

Dollar General - Bennett (LSC #210660)

Figure 4

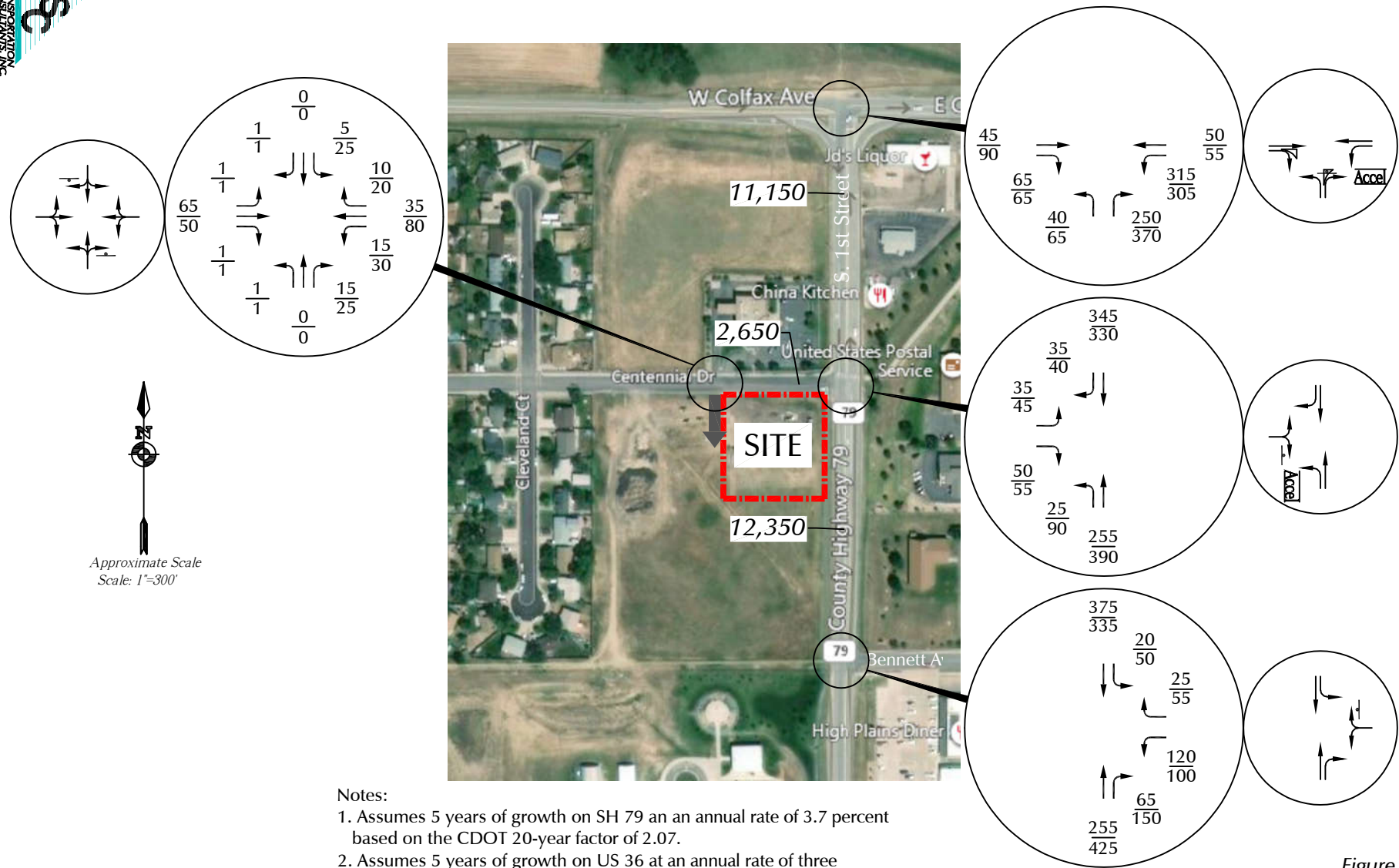
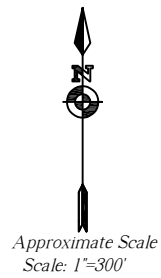


Figure 5

Year 2027 Background Traffic, Lane Geometry and Traffic Control

Dollar General - Bennett (LSC #210660)



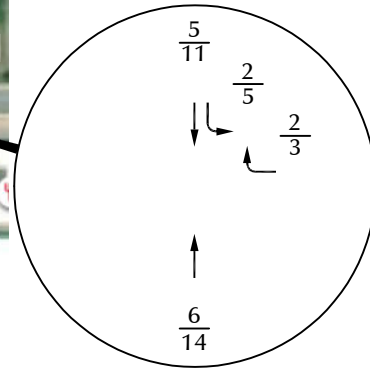
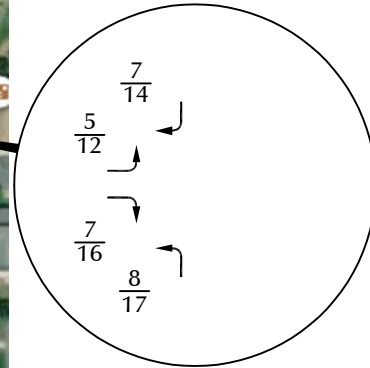
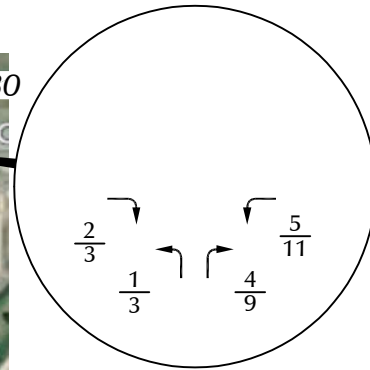
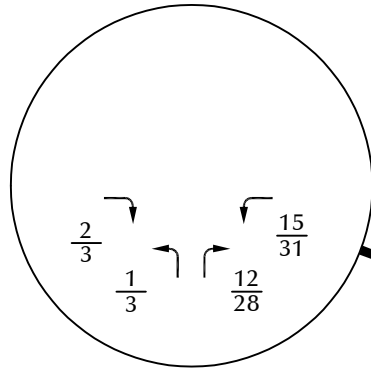
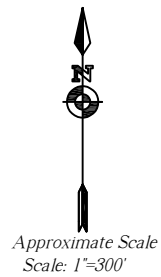
LEGEND:

= Percent Directional Distribution
 65%

Directional Distribution of Site-Generated Traffic

Dollar General - Bennett (LSC #210660)

Figure 6



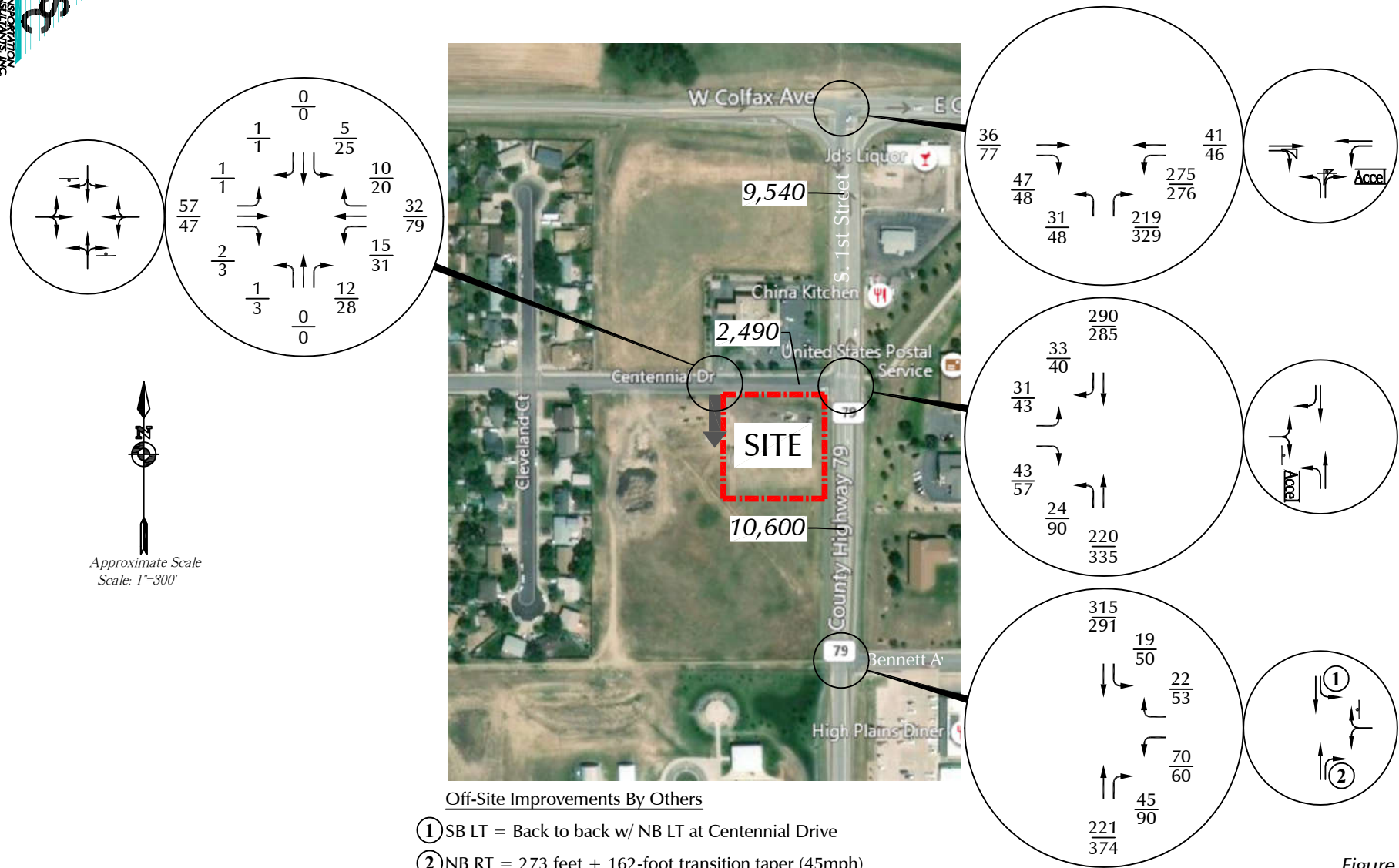
LEGEND:

$\frac{26}{35}$ = AM Peak Hour Traffic
 $\frac{35}{26}$ = PM Peak Hour Traffic
 1,000 = Average Daily Traffic

*Assignment of
Site-Generated Traffic*

Dollar General - Bennett (LSC #210660)

Figure 7



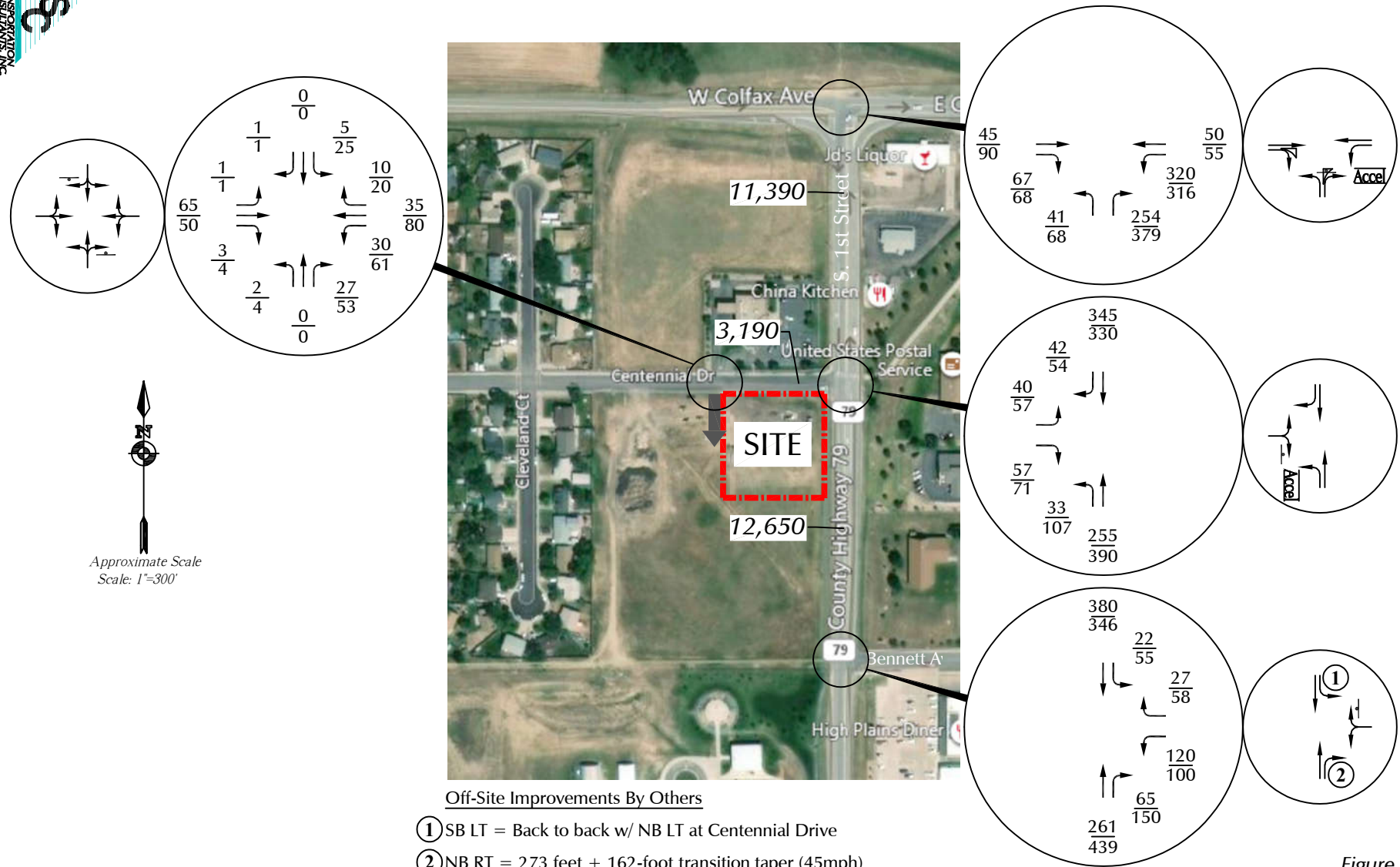
LEGEND:

┘ = Stop Sign
 $\frac{26}{35}$ = $\frac{\text{AM Peak Hour Traffic}}{\text{PM Peak Hour Traffic}}$
 1,000 = Average Daily Traffic

Year 2022 Total Traffic, Lane Geometry and Traffic Control

Dollar General - Bennett (LSC #210660)

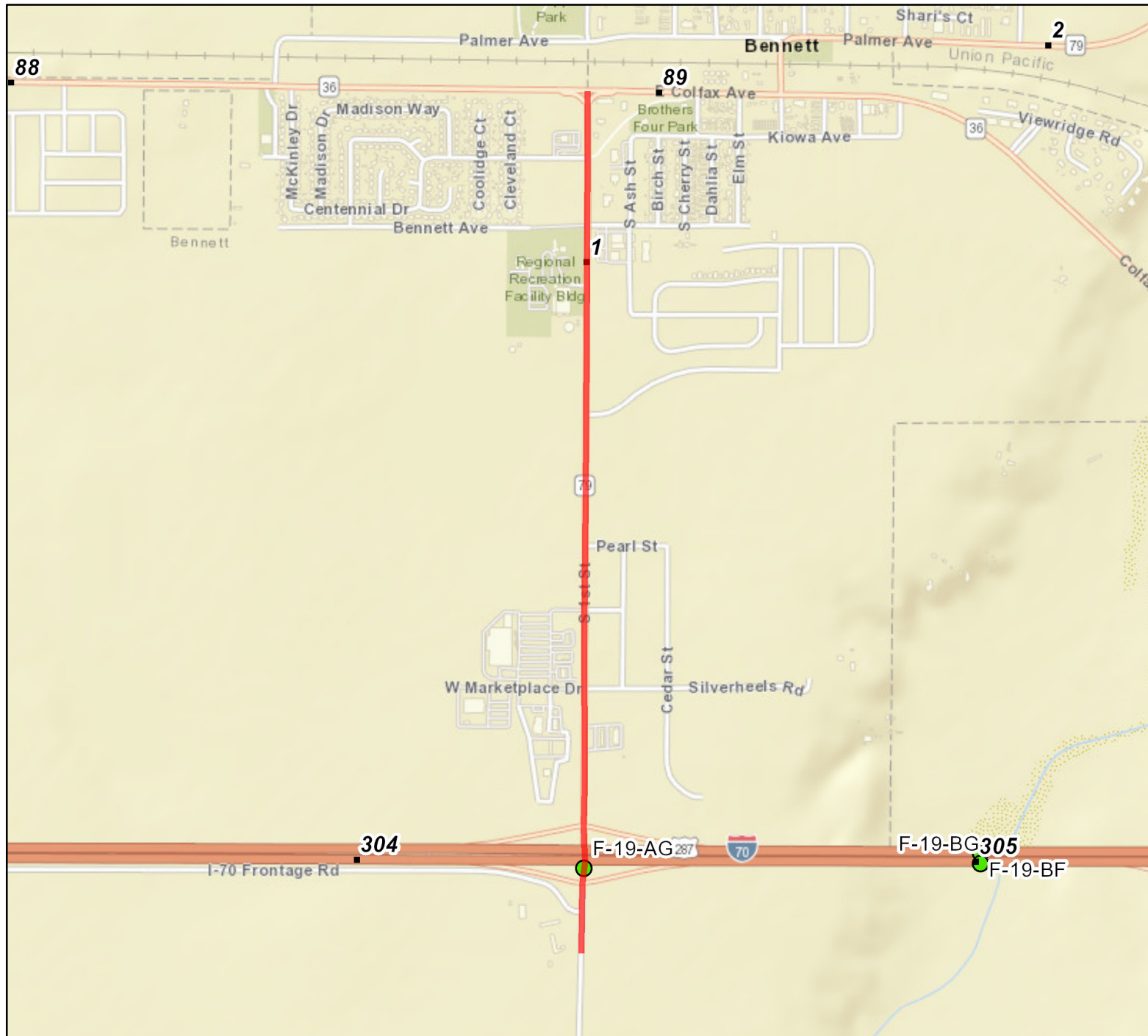
Figure 8



LEGEND:

┆ = Stop Sign
 $\frac{26}{35}$ = $\frac{\text{AM Peak Hour Traffic}}{\text{PM Peak Hour Traffic}}$
 1,000 = Average Daily Traffic

Route 079A From 0 to 2



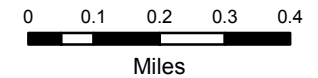
Legend

- Route
- Milepoint
- Structures**
 - Major Structure
 - Minor Structure

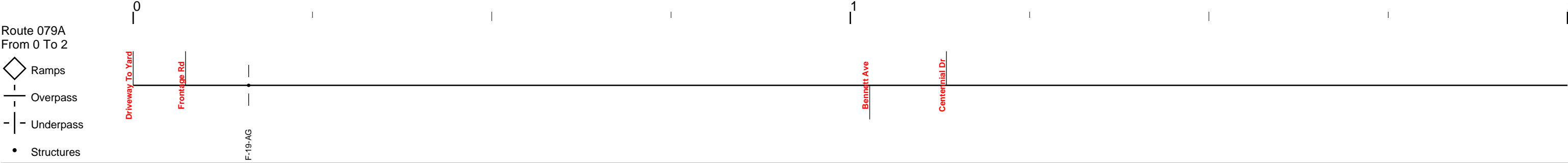
Created:

Date: 4/28/2021

Time: 2:26:00 PM



The information contained in this map is based on the most currently available data and has been checked for accuracy. CDOT does not guarantee the accuracy of any information presented, is not liable in any respect for any errors or omissions, and is not responsible for determining "fitness for use".



CLASSIFICATION			
Access Control	NR-B: Non-Rural Arterial		
Functional Class	5 Major Collector		
Highway Designation	SH		

SAFETY			
Primary Speed Limit	45		35

TRAFFIC			
AADT	6600	11000	5900
V/C Ratio 20	0.44	1.08	0.57
Year 20 Factor	1.71	2.07	1.68

It may appear that information is missing from the straight line diagram. If so, reduce the number of miles/page and re-submit the request.

COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: 1ST STREET
E/W STREET: COLFAX AVENUE
CITY: BENNETT
COUNTY: ADAMS

File Name : 1STCOLFAX
Site Code : 00000013
Start Date : 6/16/2021
Page No : 1

Groups Printed- VEHICLES

	Southbound				COLFAX AVENUE Westbound				1ST STREET Northbound				COLFAX AVENUE Eastbound				Int. Total
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:30 AM	0	0	0	0	26	7	0	0	7	0	12	0	0	8	0	0	60
06:45 AM	0	0	0	0	33	7	0	0	9	0	16	0	0	2	4	0	71
Total	0	0	0	0	59	14	0	0	16	0	28	0	0	10	4	0	131
07:00 AM	0	0	0	0	35	8	0	0	5	0	18	0	0	8	5	0	79
07:15 AM	0	0	0	0	31	13	0	0	5	0	21	0	0	0	5	0	75
07:30 AM	0	0	0	0	44	13	0	0	3	0	28	0	0	9	7	0	104
07:45 AM	0	0	0	0	47	11	0	0	4	0	32	0	0	11	7	0	112
Total	0	0	0	0	157	45	0	0	17	0	99	0	0	28	24	0	370
08:00 AM	0	0	0	0	59	7	0	0	8	0	31	0	0	6	3	0	114
08:15 AM	0	0	0	0	51	8	0	0	5	0	27	0	0	6	6	0	103
Total	0	0	0	0	110	15	0	0	13	0	58	0	0	12	9	0	217
04:00 PM	0	0	0	0	37	6	0	0	6	0	41	0	0	17	17	0	124
04:15 PM	0	0	0	0	41	9	0	0	9	0	39	0	0	14	18	0	130
04:30 PM	0	0	0	0	44	10	0	1	8	0	44	0	0	18	17	0	142
04:45 PM	0	0	0	0	41	6	0	0	13	0	49	1	0	13	12	0	135
Total	0	0	0	0	163	31	0	1	36	0	173	1	0	62	64	0	531
05:00 PM	0	0	0	0	44	10	0	0	6	0	51	1	0	7	19	0	138
05:15 PM	0	0	0	0	48	10	0	0	8	0	49	0	0	18	11	0	144
05:30 PM	0	0	0	0	52	4	0	0	9	0	46	1	0	18	10	0	140
05:45 PM	0	0	0	0	37	4	0	0	11	0	62	0	0	15	5	0	134
Total	0	0	0	0	181	28	0	0	34	0	208	2	0	58	45	0	556
Grand Total	0	0	0	0	670	133	0	1	116	0	566	3	0	170	146	0	1805
Apprch %	0.0	0.0	0.0	0.0	83.3	16.5	0.0	0.1	16.9	0.0	82.6	0.4	0.0	53.8	46.2	0.0	
Total %	0.0	0.0	0.0	0.0	37.1	7.4	0.0	0.1	6.4	0.0	31.4	0.2	0.0	9.4	8.1	0.0	

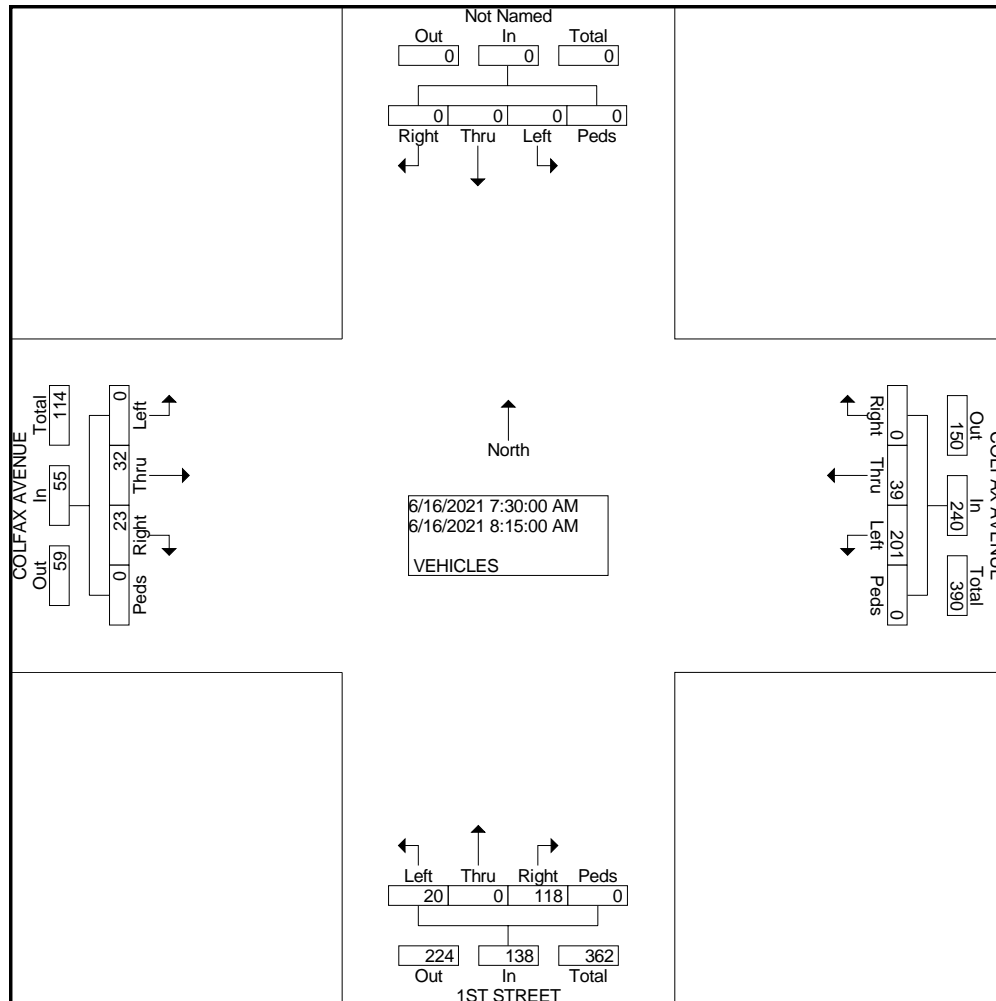
COUNTER MEASURES INC.

1889 YORK STREET
DENVER, COLORADO
303-333-7409

N/S STREET: 1ST STREET
E/W STREET: COLFAX AVENUE
CITY: BENNETT
COUNTY: ADAMS

File Name : 1STCOLFAX
Site Code : 00000013
Start Date : 6/16/2021
Page No : 2

	Southbound					COLFAX AVENUE Westbound					1ST STREET Northbound					COLFAX AVENUE Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 06:30 AM to 08:15 AM - Peak 1 of 1																					
Intersection on 07:30 AM																					
Volume	0	0	0	0	0	201	39	0	0	240	20	0	118	0	138	0	32	23	0	55	433
Percent	0.0	0.0	0.0	0.0		83.8	16.3	0.0	0.0		14.5	0.0	85.5	0.0		0.0	58.2	41.8	0.0		
08:00																					
Volume	0	0	0	0	0	59	7	0	0	66	8	0	31	0	39	0	6	3	0	9	114
Peak Factor																					0.950
High Int. 6:15:00 AM																					
Volume	0	0	0	0	0	59	7	0	0	66	8	0	31	0	39	0	11	7	0	18	
Peak Factor																					0.764



COUNTER MEASURES INC.

1889 YORK STREET
DENVER, COLORADO
303-333-7409

N/S STREET: 1ST STREET
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CITY: BENNETT
COUNTY: ADAMS

File Name : 1STCOLFAX
Site Code : 00000013
Start Date : 6/16/2021
Page No : 2

	Southbound					COLFAX AVENUE Westbound					1ST STREET Northbound					COLFAX AVENUE Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Intersection	04:30 PM																				
Volume	0	0	0	0	0	177	36	0	1	214	35	0	193	2	230	0	56	59	0	115	559
Percent	0.0	0.0	0.0	0.0		82.7	16.8	0.0	0.5		15.2	0.0	83.9	0.9		0.0	48.7	51.3	0.0		
05:15																					
Volume	0	0	0	0	0	48	10	0	0	58	8	0	49	0	57	0	18	11	0	29	144
Peak Factor																					0.970
High Int.						05:15 PM					04:45 PM					04:30 PM					
Volume	0	0	0	0	0	48	10	0	0	58	13	0	49	1	63	0	18	17	0	35	
Peak Factor																					

COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: 1ST STREET
E/W STREET: CENTENNIAL DRIVE
CITY: BENNETT
COUNTY: ADAMS

File Name : 1STCENT
Site Code : 00000005
Start Date : 6/16/2021
Page No : 1

Groups Printed- VEHICLES

	1ST STREET Southbound				Westbound				1ST STREET Northbound				CENTENNIAL DRIVE Eastbound				Int. Total
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:30 AM	0	23	1	0	0	0	0	0	1	15	0	0	3	0	8	0	51
06:45 AM	0	41	0	2	0	0	0	1	1	25	0	0	1	0	18	0	89
Total	0	64	1	2	0	0	0	1	2	40	0	0	4	0	26	0	140
07:00 AM	0	38	0	0	0	0	0	0	6	25	0	0	2	0	10	0	81
07:15 AM	0	33	2	1	0	0	0	0	3	26	0	0	3	0	9	0	77
07:30 AM	0	45	5	0	0	0	0	0	2	25	0	0	6	0	8	1	92
07:45 AM	0	44	6	0	0	0	0	0	2	34	0	0	10	0	8	0	104
Total	0	160	13	1	0	0	0	0	13	110	0	0	21	0	35	1	354
08:00 AM	0	65	5	0	0	0	0	0	0	38	0	0	3	0	6	0	117
08:15 AM	0	49	6	0	0	0	0	0	7	29	0	0	4	0	5	0	100
Total	0	114	11	0	0	0	0	0	7	67	0	0	7	0	11	0	217
04:00 PM	0	44	11	0	0	0	0	0	13	49	0	0	1	1	15	0	134
04:15 PM	0	54	4	0	0	0	0	0	11	51	0	0	1	0	8	0	129
04:30 PM	0	57	7	0	0	0	0	0	11	58	0	0	5	0	7	0	145
04:45 PM	0	43	5	0	0	0	0	0	23	54	0	0	11	0	9	0	145
Total	0	198	27	0	0	0	0	0	58	212	0	0	18	1	39	0	553
05:00 PM	0	63	3	0	0	0	0	0	12	64	0	0	5	0	6	0	153
05:15 PM	0	54	5	0	0	0	0	0	15	62	0	0	4	0	10	0	150
05:30 PM	0	55	7	0	0	0	0	1	11	58	0	0	4	0	5	0	141
05:45 PM	0	39	3	0	0	0	0	1	8	73	0	0	4	0	9	0	137
Total	0	211	18	0	0	0	0	2	46	257	0	0	17	0	30	0	581
Grand Total	0	747	70	3	0	0	0	3	126	686	0	0	67	1	141	1	1845
Apprch %	0.0	91.1	8.5	0.4	0.0	0.0	0.0	100.0	15.5	84.5	0.0	0.0	31.9	0.5	67.1	0.5	
Total %	0.0	40.5	3.8	0.2	0.0	0.0	0.0	0.2	6.8	37.2	0.0	0.0	3.6	0.1	7.6	0.1	

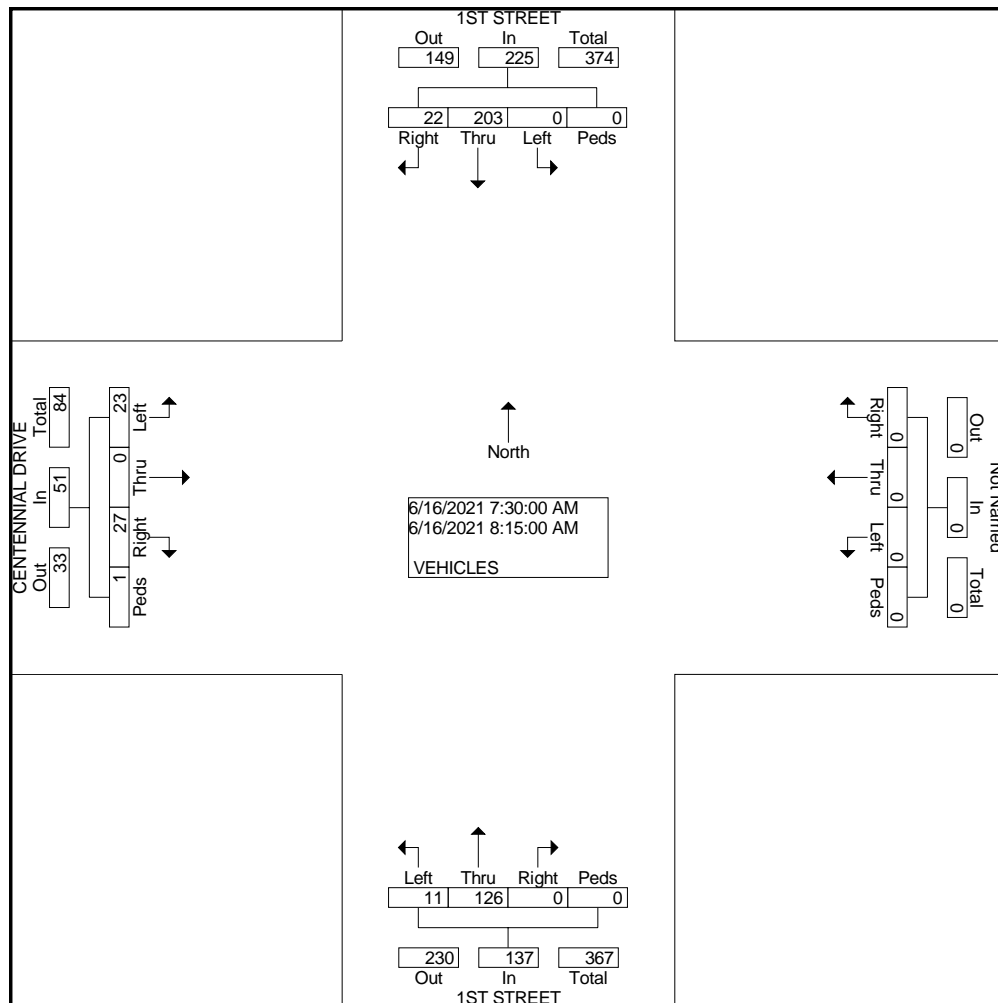
COUNTER MEASURES INC.

1889 YORK STREET
DENVER, COLORADO
303-333-7409

N/S STREET: 1ST STREET
E/W STREET: CENTENNIAL DRIVE
CITY: BENNETT
COUNTY: ADAMS

File Name : 1STCENT
Site Code : 00000005
Start Date : 6/16/2021
Page No : 2

	1ST STREET Southbound					Westbound					1ST STREET Northbound					CENTENNIAL DRIVE Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 07:30 AM to 08:15 AM - Peak 1 of 1																					
Intersection	07:30 AM																				
Volume	0	203	22	0	225	0	0	0	0	0	11	126	0	0	137	23	0	27	1	51	413
Percent	0.0	90.2	9.8	0.0		0.0	0.0	0.0	0.0		8.0	92.0	0.0	0.0		45.1	0.0	52.9	2.0		
08:00 Volume	0	65	5	0	70	0	0	0	0	0	0	38	0	0	38	3	0	6	0	9	117
Peak Factor	0.882																				
High Int. Volume	08:00 AM																				
Peak Factor	0	65	5	0	70	0	0	0	0	0	08:00 AM					07:45 AM					
					0.80						0	38	0	0	38	10	0	8	0	18	
					4									1						0.70	8



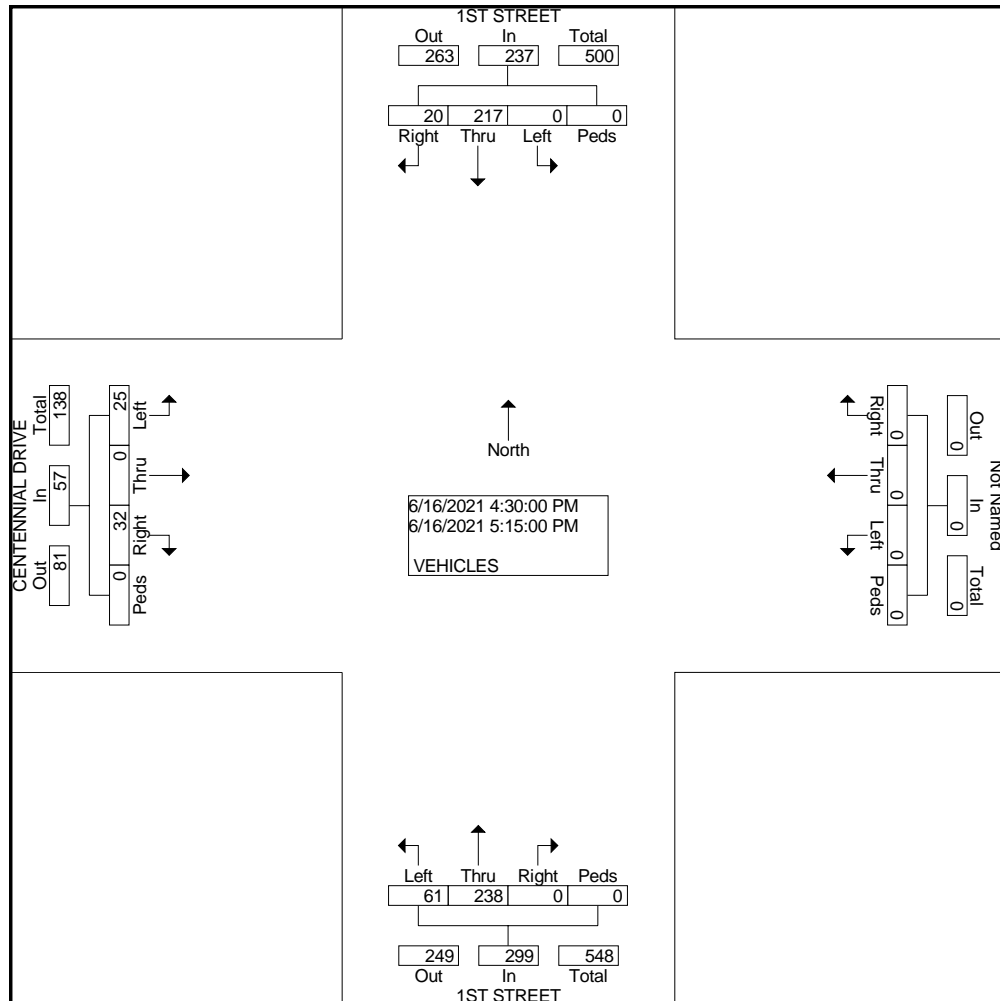
COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: 1ST STREET
E/W STREET: CENTENNIAL DRIVE
CITY: BENNETT
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File Name : 1STCENT
Site Code : 00000005
Start Date : 6/16/2021
Page No : 2

	1ST STREET Southbound					Westbound					1ST STREET Northbound					CENTENNIAL DRIVE Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 04:30 PM to 05:15 PM - Peak 1 of 1																					
Intersection	04:30 PM																				
Volume	0	217	20	0	237	0	0	0	0	0	61	238	0	0	299	25	0	32	0	57	593
Percent	0.0	91.6	8.4	0.0		0.0	0.0	0.0	0.0		20.4	79.6	0.0	0.0		43.9	0.0	56.1	0.0		
05:00																					
Volume	0	63	3	0	66	0	0	0	0	0	12	64	0	0	76	5	0	6	0	11	153
Peak Factor																					0.969
High Int.	05:00 PM										04:45 PM					04:45 PM					
Volume	0	63	3	0	66	0	0	0	0	0	23	54	0	0	77	11	0	9	0	20	
Peak Factor	0.898										0.971					0.713					



COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: 1ST STREET
E/W STREET: BENNETT AVENUE
CITY: BENNETT
COUNTY: ADAMS

File Name : 1STBENNET
Site Code : 00000025
Start Date : 6/16/2021
Page No : 1

Groups Printed- VEHICLES

	1ST STREET Southbound				BENNETT AVE Westbound				1ST STREET Northbound				Eastbound				Int. Total
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:30 AM	0	32	0	0	9	0	0	0	0	15	2	0	0	0	0	0	58
06:45 AM	3	56	0	0	10	0	2	0	0	24	4	0	0	0	0	0	99
Total	3	88	0	0	19	0	2	0	0	39	6	0	0	0	0	0	157
07:00 AM	0	48	0	0	10	0	2	0	0	29	5	0	0	0	0	0	94
07:15 AM	1	43	0	0	11	0	1	0	0	28	6	0	0	0	0	0	90
07:30 AM	0	54	0	0	7	0	1	0	0	29	5	0	0	0	0	0	96
07:45 AM	2	50	0	0	14	0	3	0	0	34	9	0	0	0	0	0	112
Total	3	195	0	0	42	0	7	0	0	120	25	0	0	0	0	0	392
08:00 AM	5	65	0	0	7	0	0	0	0	36	11	0	0	0	0	0	124
08:15 AM	5	49	0	0	12	0	3	0	0	32	4	0	0	0	0	0	105
Total	10	114	0	0	19	0	3	0	0	68	15	0	0	0	0	0	229
04:00 PM	3	57	0	0	11	4	5	0	0	54	17	0	0	0	0	0	151
04:15 PM	6	55	0	0	11	0	4	0	0	57	18	0	0	0	0	0	151
04:30 PM	6	56	0	0	13	0	10	0	0	60	12	0	0	0	0	0	157
04:45 PM	8	44	0	0	20	0	6	2	0	74	23	0	0	0	0	2	179
Total	23	212	0	0	55	4	25	2	0	245	70	0	0	0	0	2	638
05:00 PM	9	59	0	0	11	0	6	0	0	68	14	0	0	0	0	0	167
05:15 PM	6	56	0	0	9	0	7	0	0	69	19	0	0	0	0	0	166
05:30 PM	5	56	0	0	10	0	3	0	0	68	20	0	0	0	0	0	162
05:45 PM	3	44	0	0	13	0	7	0	0	74	16	0	0	0	0	0	157
Total	23	215	0	0	43	0	23	0	0	279	69	0	0	0	0	0	652
Grand Total	62	824	0	0	178	4	60	2	0	751	185	0	0	0	0	2	2068
Apprch %	7.0	93.0	0.0	0.0	73.0	1.6	24.6	0.8	0.0	80.2	19.8	0.0	0.0	0.0	0.0	100.0	
Total %	3.0	39.8	0.0	0.0	8.6	0.2	2.9	0.1	0.0	36.3	8.9	0.0	0.0	0.0	0.0	0.1	

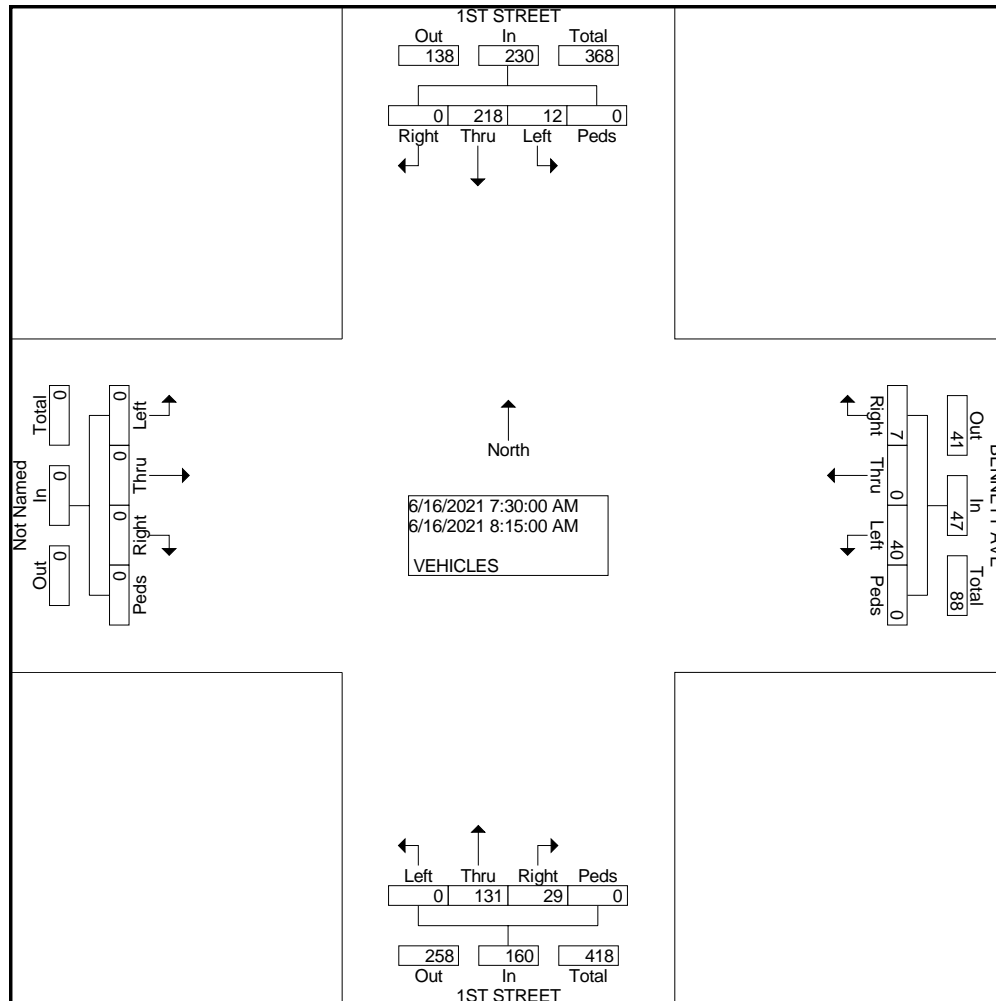
COUNTER MEASURES INC.

1889 YORK STREET
DENVER, COLORADO
303-333-7409

N/S STREET: 1ST STREET
E/W STREET: BENNETT AVENUE
CITY: BENNETT
COUNTY: ADAMS

File Name : 1STBENNET
Site Code : 00000025
Start Date : 6/16/2021
Page No : 2

	1ST STREET Southbound					BENNETT AVE Westbound					1ST STREET Northbound					Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 07:30 AM to 08:15 AM - Peak 1 of 1	07:30 AM																				
Intersection	07:30 AM																				
Volume	12	218	0	0	230	40	0	7	0	47	0	131	29	0	160	0	0	0	0	0	437
Percent	5.2	94.8	0.0	0.0		85.1	0.0	14.9	0.0		0.0	81.9	18.1	0.0		0.0	0.0	0.0	0.0		
08:00																					
Volume	5	65	0	0	70	7	0	0	0	7	0	36	11	0	47	0	0	0	0	0	124
Peak Factor																					0.881
High Int.	08:00 AM					07:45 AM					08:00 AM										
Volume	5	65	0	0	70	14	0	3	0	17	0	36	11	0	47						
Peak Factor	0.82					0.69					0.85										
	1					1					1										



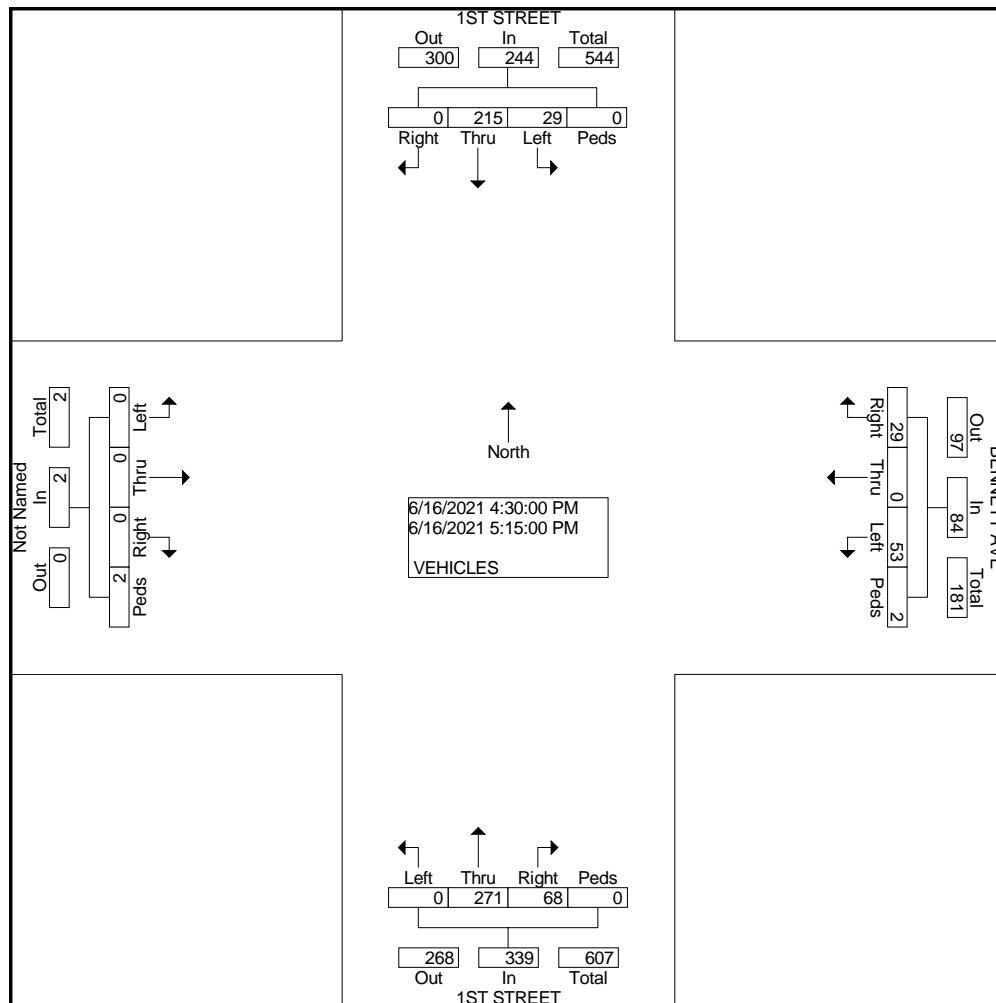
COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: 1ST STREET
E/W STREET: BENNETT AVENUE
CITY: BENNETT
COUNTY: ADAMS

File Name : 1STBENNET
Site Code : 00000025
Start Date : 6/16/2021
Page No : 2

	1ST STREET Southbound					BENNETT AVE Westbound					1ST STREET Northbound					Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 04:30 PM to 05:15 PM - Peak 1 of 1																					
Intersection	04:30 PM																				
Volume	29	215	0	0	244	53	0	29	2	84	0	271	68	0	339	0	0	0	2	2	669
Percent	11.9	88.1	0.0	0.0		63.1	0.0	34.5	2.4		0.0	79.9	20.1	0.0		0.0	0.0	0.0	100.0		
04:45																					
Volume	8	44	0	0	52	20	0	6	2	28	0	74	23	0	97	0	0	0	2	2	179
Peak Factor																					0.934
High Int.	05:00 PM					04:45 PM					04:45 PM					04:45 PM					
Volume	9	59	0	0	68	20	0	6	2	28	0	74	23	0	97	0	0	0	2	2	
Peak Factor	0.89					0.75					0.87					0.25					0
	7										4										



Location: 1ST STREET S-O COLFAX AVENUE
City: BENNETT
County: ADAMS
Direction: NORTH/SOUTH

COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Site Code: 211407
Station ID: 211407

Start Time	15-Jun-21 Tue	NORTHBOU	SOUTHBOU							Total
12:00 AM		26	9							35
01:00		9	10							19
02:00		6	7							13
03:00		4	17							21
04:00		27	39							66
05:00		35	108							143
06:00		75	164							239
07:00		139	178							317
08:00		144	240							384
09:00		190	216							406
10:00		213	201							414
11:00		207	228							435
12:00 PM		245	260							505
01:00		236	254							490
02:00		236	204							440
03:00		205	234							439
04:00		242	252							494
05:00		274	258							532
06:00		199	200							399
07:00		161	144							305
08:00		144	120							264
09:00		108	108							216
10:00		58	52							110
11:00		37	26							63
Total		3220	3529							6749
Percent		47.7%	52.3%							
AM Peak	-	10:00	08:00	-	-	-	-	-	-	11:00
Vol.	-	213	240	-	-	-	-	-	-	435
PM Peak	-	17:00	12:00	-	-	-	-	-	-	17:00
Vol.	-	274	260	-	-	-	-	-	-	532
Grand Total		3220	3529							6749
Percent		47.7%	52.3%							

ADT

ADT 6,749

AADT 6,749

Location: 1ST STREET S-O CENTENNIAL DRIVE
City: BENNETT
County: ADAMS
Direction: NORTH/SOUTH

COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Site Code: 211419
Station ID: 211419

Start Time	15-Jun-21 Tue	NORTHBOU	SOUTHBOU							Total
12:00 AM		32	10							42
01:00		10	10							20
02:00		8	10							18
03:00		5	20							25
04:00		26	50							76
05:00		36	144							180
06:00		69	206							275
07:00		136	201							337
08:00		159	256							415
09:00		201	241							442
10:00		214	205							419
11:00		226	250							476
12:00 PM		262	275							537
01:00		254	278							532
02:00		252	208							460
03:00		244	248							492
04:00		266	252							518
05:00		306	274							580
06:00		239	220							459
07:00		177	152							329
08:00		165	136							301
09:00		125	108							233
10:00		74	57							131
11:00		42	26							68
Total		3528	3837							7365
Percent		47.9%	52.1%							
AM Peak	-	11:00	08:00	-	-	-	-	-	-	11:00
Vol.	-	226	256	-	-	-	-	-	-	476
PM Peak	-	17:00	13:00	-	-	-	-	-	-	17:00
Vol.	-	306	278	-	-	-	-	-	-	580
Grand Total		3528	3837							7365
Percent		47.9%	52.1%							

ADT

ADT 7,365

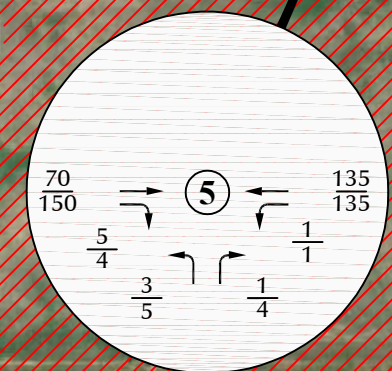
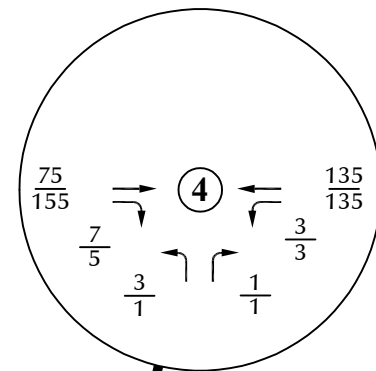
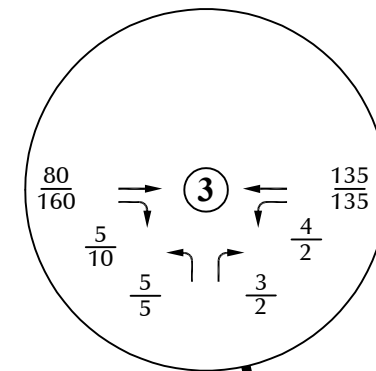
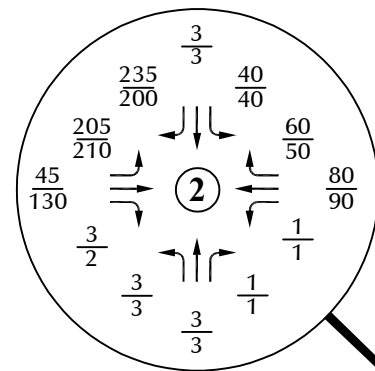
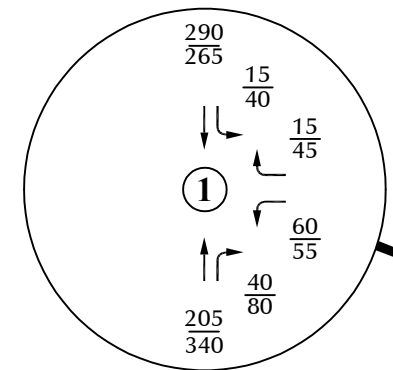
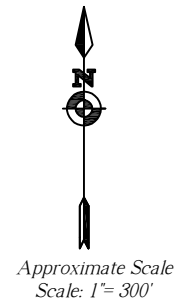
AADT 7,365

Location: CENTENNIAL DRIVE W-O 1ST STREET
 City: BENNETT
 County: ADAMS
 Direction: EAST/WEST

COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Site Code: 211414
 Station ID: 211414

Start Time	15-Jun-21 Tue	EASTBOUN	WESTBOUN							Total
12:00 AM		2	7							9
01:00		2	2							4
02:00		3	3							6
03:00		4	1							5
04:00		14	3							17
05:00		40	5							45
06:00		58	8							66
07:00		51	22							73
08:00		32	31							63
09:00		58	39							97
10:00		50	35							85
11:00		52	54							106
12:00 PM		46	46							92
01:00		55	49							104
02:00		40	50							90
03:00		47	70							117
04:00		47	68							115
05:00		59	74							133
06:00		45	65							110
07:00		34	41							75
08:00		34	39							73
09:00		20	38							58
10:00		7	15							22
11:00		4	9							13
Total		804	774							1578
Percent		51.0%	49.0%							
AM Peak	-	06:00	11:00	-	-	-	-	-	-	11:00
Vol.	-	58	54	-	-	-	-	-	-	106
PM Peak	-	17:00	17:00	-	-	-	-	-	-	17:00
Vol.	-	59	74	-	-	-	-	-	-	133
Grand Total		804	774							1578
Percent		51.0%	49.0%							
ADT		ADT 1,578	AADT 1,578							



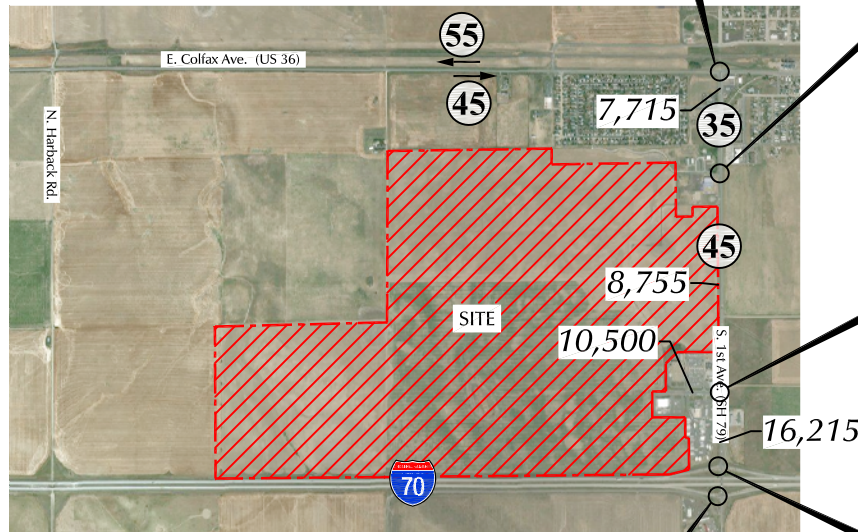
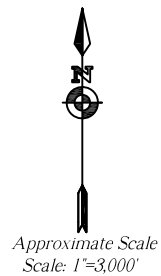
- Notes:
- 1. Intersection #1 was adjusted based on the 2017 traffic counts from the Muegge Farms TIA by LSC grown for three years at an annual rate of about 1.5 percent.
 - 2. Intersection #2 was adjusted based on the 2017 traffic counts from the Muegge Farms TIA by LSC at the intersection of E. Colfax Avenue (US 36)/SH 79.
 - 3. Intersections #3, #4 and #5 were adjusted based on the adjacent volumes at Intersection #2.

LEGEND:




$\frac{26}{35}$ = AM Peak Hour Traffic
 $\frac{35}{55}$ = PM Peak Hour Traffic
1,000 = Average Daily Traffic

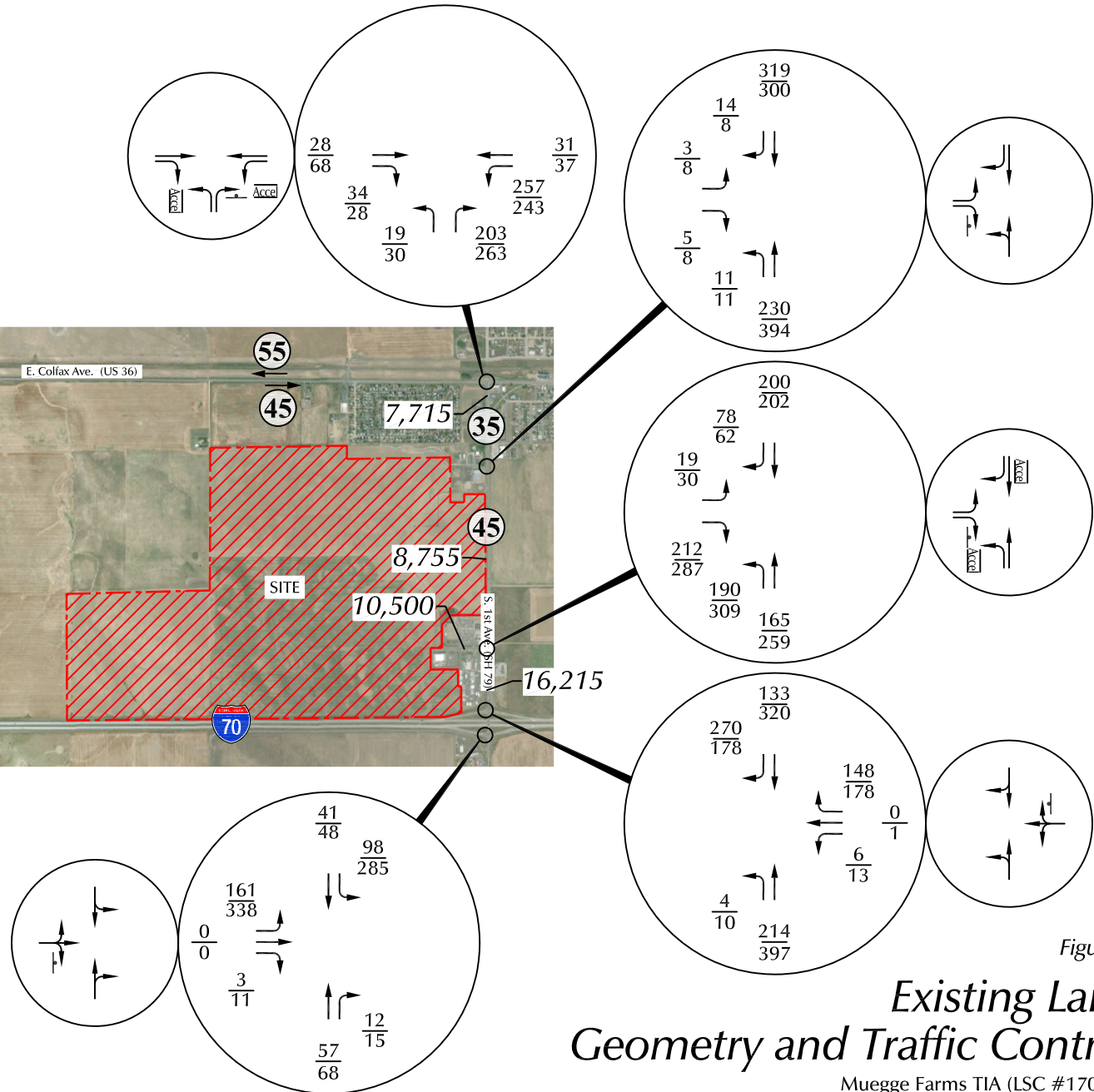


Figure 3b
**Existing Traffic Volumes
Adjusted for Pandemic**
Worthman Acres (LSC #200830)



LEGEND:

-  = Stop Sign
-  = Traffic Signal
-  = Speed Limit
- $\frac{26}{35}$ = $\frac{\text{AM Peak Hour Traffic}}{\text{PM Peak Hour Traffic}}$
- 1,000 = Average Daily Traffic



LEVEL OF SERVICE DEFINITIONS

From *Highway Capacity Manual*, Transportation Research Board, 2016, 6th Edition

UNSIGNALIZED INTERSECTION LEVEL OF SERVICE (LOS)

Applicable to Two-Way Stop Control, All-Way Stop Control, and Roundabouts

LOS	Average Vehicle Control Delay	Operational Characteristics
A	<10 seconds	Normally, vehicles on the stop-controlled approach only have to wait up to 10 seconds before being able to clear the intersection. Left-turning vehicles on the uncontrolled street do not have to wait to make their turn.
B	10 to 15 seconds	Vehicles on the stop-controlled approach will experience delays before being able to clear the intersection. <u>The delay could be up to 15 seconds.</u> Left-turning vehicles on the uncontrolled street may have to wait to make their turn.
C	15 to 25 seconds	Vehicles on the stop-controlled approach can expect delays in the range of 15 to 25 seconds before clearing the intersection. Motorists may begin to take chances due to the long delays, thereby posing a safety risk to through traffic. <u>Left-turning vehicles on the uncontrolled street will now be required to wait to make their turn causing a queue to be created in the turn lane.</u>
D	25 to 35 seconds	<u>This is the point at which a traffic signal may be warranted for this intersection.</u> The delays for the stop-controlled intersection are not considered to be excessive. The length of the queue may begin to block other public and private access points.
E	35 to 50 seconds	The delays for all critical traffic movements are considered to be unacceptable. The length of the queues for the stop-controlled approaches as well as the left-turn movements are extremely long. <u>There is a high probability that this intersection will meet traffic signal warrants.</u> The ability to install a traffic signal is affected by the location of other existing traffic signals. Consideration may be given to restricting the accesses by eliminating the left-turn movements from and to the stop-controlled approach.
F	>50 seconds	The delay for the critical traffic movements are probably in excess of 100 seconds. The length of the queues are extremely long. Motorists are selecting alternative routes due to the long delays. <u>The only remedy for these long delays is installing a traffic signal or restricting the accesses.</u> The potential for accidents at this intersection are extremely high due to motorist taking more risky chances. If the median permits, motorists begin making two-stage left-turns.






HCM 6th TWSC
1: S. 1st Street (CH 79) & E. Colfax Avenue

Existing
AM Peak

Intersection						
Int Delay, s/veh	7.3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↘	↑	↘	↗
Traffic Vol, veh/h	35	40	265	40	25	210
Future Vol, veh/h	35	40	265	40	25	210
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	175	195	-	0	70
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	38	43	288	43	27	228
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	81	0	657	38
Stage 1	-	-	-	-	38	-
Stage 2	-	-	-	-	619	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1517	-	430	1034
Stage 1	-	-	-	-	984	-
Stage 2	-	-	-	-	537	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1517	-	348	1034
Mov Cap-2 Maneuver	-	-	-	-	348	-
Stage 1	-	-	-	-	984	-
Stage 2	-	-	-	-	435	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		6.9		10.2	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	348	1034	-	-	1517	-
HCM Lane V/C Ratio	0.078	0.221	-	-	0.19	-
HCM Control Delay (s)	16.2	9.5	-	-	7.9	-
HCM Lane LOS	C	A	-	-	A	-
HCM 95th %tile Q(veh)	0.3	0.8	-	-	0.7	-

HCM 6th TWSC
2: S. 1st Street (CH 79) & Centennial Drive

Existing
AM Peak

Intersection						
Int Delay, s/veh	1.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	25	35	15	210	280	25
Future Vol, veh/h	25	35	15	210	280	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	160	-	-	225
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	27	38	16	228	304	27
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	564	304	331	0	-	0
Stage 1	304	-	-	-	-	-
Stage 2	260	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	487	736	1228	-	-	-
Stage 1	748	-	-	-	-	-
Stage 2	783	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	481	736	1228	-	-	-
Mov Cap-2 Maneuver	481	-	-	-	-	-
Stage 1	738	-	-	-	-	-
Stage 2	783	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	11.7	0.5		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1228	-	603	-	-	
HCM Lane V/C Ratio	0.013	-	0.108	-	-	
HCM Control Delay (s)	8	-	11.7	-	-	
HCM Lane LOS	A	-	B	-	-	
HCM 95th %tile Q(veh)	0	-	0.4	-	-	

HCM 6th TWSC
3: S. 1st Street (CH 79) & Bennett Avenue




Existing
AM Peak

Intersection						
Int Delay, s/veh	1.8					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↔↔		↑	↔	↔	↑
Traffic Vol, veh/h	60	15	210	40	15	300
Future Vol, veh/h	60	15	210	40	15	300
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	65	16	228	43	16	326
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	586	228	0	0	271	0
Stage 1	228	-	-	-	-	-
Stage 2	358	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	473	811	-	-	1292	-
Stage 1	810	-	-	-	-	-
Stage 2	707	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	467	811	-	-	1292	-
Mov Cap-2 Maneuver	467	-	-	-	-	-
Stage 1	810	-	-	-	-	-
Stage 2	699	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	13.4	0	0.4			
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	510	1292	-	
HCM Lane V/C Ratio	-	-	0.16	0.013	-	
HCM Control Delay (s)	-	-	13.4	7.8	-	
HCM Lane LOS	-	-	B	A	-	
HCM 95th %tile Q(veh)	-	-	0.6	0	-	

HCM 6th TWSC

4: Centennial Drive & Bank Access

Existing
AM Peak

Intersection						
Int Delay, s/veh	0.6					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	55	30	10	5	1
Future Vol, veh/h	1	55	30	10	5	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	60	33	11	5	1
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	44	0	-	0	101	39
Stage 1	-	-	-	-	39	-
Stage 2	-	-	-	-	62	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1564	-	-	-	898	1033
Stage 1	-	-	-	-	983	-
Stage 2	-	-	-	-	961	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1564	-	-	-	897	1033
Mov Cap-2 Maneuver	-	-	-	-	897	-
Stage 1	-	-	-	-	982	-
Stage 2	-	-	-	-	961	-
Approach	EB	WB		SB		
HCM Control Delay, s	0.1	0		9		
HCM LOS				A		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1564	-	-	-	917	
HCM Lane V/C Ratio	0.001	-	-	-	0.007	
HCM Control Delay (s)	7.3	0	-	-	9	
HCM Lane LOS	A	A	-	-	A	
HCM 95th %tile Q(veh)	0	-	-	-	0	






HCM 6th TWSC
1: S. 1st Street (CH 79) & E. Colfax Avenue

Existing
PM Peak

Intersection						
Int Delay, s/veh	8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↘	↑	↘	↗
Traffic Vol, veh/h	75	40	260	45	40	315
Future Vol, veh/h	75	40	260	45	40	315
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	175	195	-	0	70
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	82	43	283	49	43	342
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	125	0	697	82
Stage 1	-	-	-	-	82	-
Stage 2	-	-	-	-	615	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1462	-	407	978
Stage 1	-	-	-	-	941	-
Stage 2	-	-	-	-	539	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1462	-	328	978
Mov Cap-2 Maneuver	-	-	-	-	328	-
Stage 1	-	-	-	-	941	-
Stage 2	-	-	-	-	434	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		6.9		11.5	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	328	978	-	-	1462	-
HCM Lane V/C Ratio	0.133	0.35	-	-	0.193	-
HCM Control Delay (s)	17.6	10.7	-	-	8.1	-
HCM Lane LOS	C	B	-	-	A	-
HCM 95th %tile Q(veh)	0.5	1.6	-	-	0.7	-

HCM 6th TWSC
2: S. 1st Street (CH 79) & Centennial Drive

Existing
PM Peak

Intersection						
Int Delay, s/veh	2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	30	40	70	325	275	25
Future Vol, veh/h	30	40	70	325	275	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	160	-	-	225
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	33	43	76	353	299	27
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	804	299	326	0	-	0
Stage 1	299	-	-	-	-	-
Stage 2	505	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	352	741	1234	-	-	-
Stage 1	752	-	-	-	-	-
Stage 2	606	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	330	741	1234	-	-	-
Mov Cap-2 Maneuver	330	-	-	-	-	-
Stage 1	705	-	-	-	-	-
Stage 2	606	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	13.8	1.4		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1234	-	483	-	-	
HCM Lane V/C Ratio	0.062	-	0.158	-	-	
HCM Control Delay (s)	8.1	-	13.8	-	-	
HCM Lane LOS	A	-	B	-	-	
HCM 95th %tile Q(veh)	0.2	-	0.6	-	-	

HCM 6th TWSC
3: S. 1st Street (CH 79) & Bennett Avenue




Existing
PM Peak

Intersection						
Int Delay, s/veh	2.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y		↑	↑	↑	↑
Traffic Vol, veh/h	55	45	350	80	40	275
Future Vol, veh/h	55	45	350	80	40	275
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	60	49	380	87	43	299
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	765	380	0	0	467	0
Stage 1	380	-	-	-	-	-
Stage 2	385	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	371	667	-	-	1094	-
Stage 1	691	-	-	-	-	-
Stage 2	688	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	357	667	-	-	1094	-
Mov Cap-2 Maneuver	357	-	-	-	-	-
Stage 1	691	-	-	-	-	-
Stage 2	661	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	15.5	0	1.1			
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	451	1094	-	
HCM Lane V/C Ratio	-	-	0.241	0.04	-	
HCM Control Delay (s)	-	-	15.5	8.4	-	
HCM Lane LOS	-	-	C	A	-	
HCM 95th %tile Q(veh)	-	-	0.9	0.1	-	

HCM 6th TWSC

4: Centennial Drive & Bank Access

Existing
PM Peak

Intersection						
Int Delay, s/veh	1.5					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	45	75	20	25	1
Future Vol, veh/h	1	45	75	20	25	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	49	82	22	27	1
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	104	0	-	0	144	93
Stage 1	-	-	-	-	93	-
Stage 2	-	-	-	-	51	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1488	-	-	-	849	964
Stage 1	-	-	-	-	931	-
Stage 2	-	-	-	-	971	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1488	-	-	-	848	964
Mov Cap-2 Maneuver	-	-	-	-	848	-
Stage 1	-	-	-	-	930	-
Stage 2	-	-	-	-	971	-
Approach	EB	WB		SB		
HCM Control Delay, s	0.2	0		9.4		
HCM LOS				A		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1488	-	-	-	852	
HCM Lane V/C Ratio	0.001	-	-	-	0.033	
HCM Control Delay (s)	7.4	0	-	-	9.4	
HCM Lane LOS	A	A	-	-	A	
HCM 95th %tile Q(veh)	0	-	-	-	0.1	

Intersection






Int Delay, s/veh 7.4






Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Vol, veh/h	36	45	270	41	30	215
Future Vol, veh/h	36	45	270	41	30	215
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	175	195	-	0	70
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	39	49	293	45	33	234

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	88
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	-	1508
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1508
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	6.9	10.4
HCM LOS			B




Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	340	1033	-	-	1508	-
HCM Lane V/C Ratio	0.096	0.226	-	-	0.195	-
HCM Control Delay (s)	16.7	9.5	-	-	8	-
HCM Lane LOS	C	A	-	-	A	-
HCM 95th %tile Q(veh)	0.3	0.9	-	-	0.7	-

Intersection						
Int Delay, s/veh	1.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	26	36	16	220	290	26
Future Vol, veh/h	26	36	16	220	290	26
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	160	-	-	225
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	39	17	239	315	28
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	588	315	343	0	-	0
Stage 1	315	-	-	-	-	-
Stage 2	273	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	471	725	1216	-	-	-
Stage 1	740	-	-	-	-	-
Stage 2	773	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	464	725	1216	-	-	-
Mov Cap-2 Maneuver	464	-	-	-	-	-
Stage 1	730	-	-	-	-	-
Stage 2	773	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	11.9	0.5		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1216	-	587	-	-	
HCM Lane V/C Ratio	0.014	-	0.115	-	-	
HCM Control Delay (s)	8	-	11.9	-	-	
HCM Lane LOS	A	-	B	-	-	
HCM 95th %tile Q(veh)	0	-	0.4	-	-	

Intersection						
Int Delay, s/veh	2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	70	20	215	45	17	310
Future Vol, veh/h	70	20	215	45	17	310
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	76	22	234	49	18	337
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	607	234	0	0	283	0
Stage 1	234	-	-	-	-	-
Stage 2	373	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	460	805	-	-	1279	-
Stage 1	805	-	-	-	-	-
Stage 2	696	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	454	805	-	-	1279	-
Mov Cap-2 Maneuver	454	-	-	-	-	-
Stage 1	805	-	-	-	-	-
Stage 2	686	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	13.9	0	0.4			
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	503	1279	-	
HCM Lane V/C Ratio	-	-	0.194	0.014	-	
HCM Control Delay (s)	-	-	13.9	7.9	-	
HCM Lane LOS	-	-	B	A	-	
HCM 95th %tile Q(veh)	-	-	0.7	0	-	

Intersection

Int Delay, s/veh 0.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	57	32	10	5	1
Future Vol, veh/h	1	57	32	10	5	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	62	35	11	5	1

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	46	0	0 105 41
Stage 1	-	-	- - 41 -
Stage 2	-	-	- - 64 -
Critical Hdwy	4.12	-	- - 6.42 6.22
Critical Hdwy Stg 1	-	-	- - 5.42 -
Critical Hdwy Stg 2	-	-	- - 5.42 -
Follow-up Hdwy	2.218	-	- - 3.518 3.318
Pot Cap-1 Maneuver	1562	-	- - 893 1030
Stage 1	-	-	- - 981 -
Stage 2	-	-	- - 959 -
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1562	-	- - 892 1030
Mov Cap-2 Maneuver	-	-	- - 892 -
Stage 1	-	-	- - 980 -
Stage 2	-	-	- - 959 -

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	9
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1562	-	-	-	912
HCM Lane V/C Ratio	0.001	-	-	-	0.007
HCM Control Delay (s)	7.3	0	-	-	9
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection






Int Delay, s/veh 8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Vol, veh/h	77	45	265	46	45	320
Future Vol, veh/h	77	45	265	46	45	320
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	175	195	-	0	70
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	84	49	288	50	49	348

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	133
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	-	1452
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1452
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-






Approach	EB	WB	NB
HCM Control Delay, s	0	6.9	11.6
HCM LOS			B




Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	321	975	-	-	1452	-
HCM Lane V/C Ratio	0.152	0.357	-	-	0.198	-
HCM Control Delay (s)	18.2	10.7	-	-	8.1	-
HCM Lane LOS	C	B	-	-	A	-
HCM 95th %tile Q(veh)	0.5	1.6	-	-	0.7	-

Intersection						
Int Delay, s/veh	2.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	31	41	73	335	285	26
Future Vol, veh/h	31	41	73	335	285	26
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	160	-	-	225
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	34	45	79	364	310	28
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	832	310	338	0	-	0
Stage 1	310	-	-	-	-	-
Stage 2	522	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	339	730	1221	-	-	-
Stage 1	744	-	-	-	-	-
Stage 2	595	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	317	730	1221	-	-	-
Mov Cap-2 Maneuver	317	-	-	-	-	-
Stage 1	696	-	-	-	-	-
Stage 2	595	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	14.2	1.5		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1221	-	468	-	-	
HCM Lane V/C Ratio	0.065	-	0.167	-	-	
HCM Control Delay (s)	8.2	-	14.2	-	-	
HCM Lane LOS	A	-	B	-	-	
HCM 95th %tile Q(veh)	0.2	-	0.6	-	-	

HCM 6th TWSC
3: S. 1st Street (CH 79) & Bennett Avenue

2022 Background
PM Peak

Intersection						
Int Delay, s/veh	2.5					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	60	50	360	90	45	280
Future Vol, veh/h	60	50	360	90	45	280
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	65	54	391	98	49	304
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	793	391	0	0	489	0
Stage 1	391	-	-	-	-	-
Stage 2	402	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	358	658	-	-	1074	-
Stage 1	683	-	-	-	-	-
Stage 2	676	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	342	658	-	-	1074	-
Mov Cap-2 Maneuver	342	-	-	-	-	-
Stage 1	683	-	-	-	-	-
Stage 2	645	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	16.3	0	1.2			
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	438	1074	-	
HCM Lane V/C Ratio	-	-	0.273	0.046	-	
HCM Control Delay (s)	-	-	16.3	8.5	-	
HCM Lane LOS	-	-	C	A	-	
HCM 95th %tile Q(veh)	-	-	1.1	0.1	-	

Intersection						
Int Delay, s/veh	1.5					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	47	79	20	25	1
Future Vol, veh/h	1	47	79	20	25	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	51	86	22	27	1
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	108	0	-	0	150	97
Stage 1	-	-	-	-	97	-
Stage 2	-	-	-	-	53	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1483	-	-	-	842	959
Stage 1	-	-	-	-	927	-
Stage 2	-	-	-	-	970	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1483	-	-	-	841	959
Mov Cap-2 Maneuver	-	-	-	-	841	-
Stage 1	-	-	-	-	926	-
Stage 2	-	-	-	-	970	-
Approach	EB	WB		SB		
HCM Control Delay, s	0.2	0		9.4		
HCM LOS				A		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1483	-	-	-	845	
HCM Lane V/C Ratio	0.001	-	-	-	0.033	
HCM Control Delay (s)	7.4	0	-	-	9.4	
HCM Lane LOS	A	A	-	-	A	
HCM 95th %tile Q(veh)	0	-	-	-	0.1	






HCM 6th TWSC
1: S. 1st Street (CH 79) & E. Colfax Avenue

2022 Total
AM Peak

Intersection						
Int Delay, s/veh	7.4					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↘	↑	↘	↗
Traffic Vol, veh/h	36	47	275	41	31	219
Future Vol, veh/h	36	47	275	41	31	219
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	175	195	-	0	70
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	39	51	299	45	34	238
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	90	0	682	39
Stage 1	-	-	-	-	39	-
Stage 2	-	-	-	-	643	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1505	-	415	1033
Stage 1	-	-	-	-	983	-
Stage 2	-	-	-	-	523	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1505	-	332	1033
Mov Cap-2 Maneuver	-	-	-	-	332	-
Stage 1	-	-	-	-	983	-
Stage 2	-	-	-	-	419	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		6.9		10.4	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	332	1033	-	-	1505	-
HCM Lane V/C Ratio	0.101	0.23	-	-	0.199	-
HCM Control Delay (s)	17.1	9.5	-	-	8	-
HCM Lane LOS	C	A	-	-	A	-
HCM 95th %tile Q(veh)	0.3	0.9	-	-	0.7	-






HCM 6th TWSC
2: S. 1st Street (CH 79) & Centennial Drive

2022 Total
AM Peak

Intersection						
Int Delay, s/veh	1.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	31	43	24	220	290	33
Future Vol, veh/h	31	43	24	220	290	33
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	160	-	-	225
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	34	47	26	239	315	36
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	606	315	351	0	-	0
Stage 1	315	-	-	-	-	-
Stage 2	291	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	460	725	1208	-	-	-
Stage 1	740	-	-	-	-	-
Stage 2	759	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	450	725	1208	-	-	-
Mov Cap-2 Maneuver	450	-	-	-	-	-
Stage 1	724	-	-	-	-	-
Stage 2	759	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	12.2	0.8		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1208	-	577	-	-	
HCM Lane V/C Ratio	0.022	-	0.139	-	-	
HCM Control Delay (s)	8	-	12.2	-	-	
HCM Lane LOS	A	-	B	-	-	
HCM 95th %tile Q(veh)	0.1	-	0.5	-	-	

HCM 6th TWSC
3: S. 1st Street (CH 79) & Bennett Avenue

2022 Total
AM Peak

Intersection						
Int Delay, s/veh	2.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	70	22	221	45	19	315
Future Vol, veh/h	70	22	221	45	19	315
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	76	24	240	49	21	342
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	624	240	0	0	289	0
Stage 1	240	-	-	-	-	-
Stage 2	384	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	449	799	-	-	1273	-
Stage 1	800	-	-	-	-	-
Stage 2	688	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	442	799	-	-	1273	-
Mov Cap-2 Maneuver	442	-	-	-	-	-
Stage 1	800	-	-	-	-	-
Stage 2	677	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	14.1	0		0.4		
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	495	1273	-	
HCM Lane V/C Ratio	-	-	0.202	0.016	-	
HCM Control Delay (s)	-	-	14.1	7.9	-	
HCM Lane LOS	-	-	B	A	-	
HCM 95th %tile Q(veh)	-	-	0.7	0	-	

HCM 6th TWSC
4: Site Access/Bank Access & Centennial Drive

2022 Total
AM Peak

Intersection												
Int Delay, s/veh	2.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	57	2	15	32	10	1	0	12	5	0	1
Future Vol, veh/h	1	57	2	15	32	10	1	0	12	5	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	62	2	16	35	11	1	0	13	5	0	1
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	46	0	0	64	0	0	138	143	63	145	139	41
Stage 1	-	-	-	-	-	-	65	65	-	73	73	-
Stage 2	-	-	-	-	-	-	73	78	-	72	66	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1562	-	-	1538	-	-	833	748	1002	824	752	1030
Stage 1	-	-	-	-	-	-	946	841	-	937	834	-
Stage 2	-	-	-	-	-	-	937	830	-	938	840	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1562	-	-	1538	-	-	825	739	1002	806	743	1030
Mov Cap-2 Maneuver	-	-	-	-	-	-	825	739	-	806	743	-
Stage 1	-	-	-	-	-	-	945	840	-	936	825	-
Stage 2	-	-	-	-	-	-	926	821	-	925	839	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			1.9			8.7			9.3		
HCM LOS							A			A		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	986	1562	-	-	1538	-	-	836				
HCM Lane V/C Ratio	0.014	0.001	-	-	0.011	-	-	0.008				
HCM Control Delay (s)	8.7	7.3	0	-	7.4	0	-	9.3				
HCM Lane LOS	A	A	A	-	A	A	-	A				
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0				






HCM 6th TWSC
1: S. 1st Street (CH 79) & E. Colfax Avenue

2022 Total
PM Peak

Intersection						
Int Delay, s/veh	8.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↘	↑	↘	↗
Traffic Vol, veh/h	77	48	276	46	48	329
Future Vol, veh/h	77	48	276	46	48	329
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	175	195	-	0	70
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	84	52	300	50	52	358
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	136	0	734	84
Stage 1	-	-	-	-	84	-
Stage 2	-	-	-	-	650	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1448	-	387	975
Stage 1	-	-	-	-	939	-
Stage 2	-	-	-	-	520	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1448	-	307	975
Mov Cap-2 Maneuver	-	-	-	-	307	-
Stage 1	-	-	-	-	939	-
Stage 2	-	-	-	-	412	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		7		11.9	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	307	975	-	-	1448	-
HCM Lane V/C Ratio	0.17	0.367	-	-	0.207	-
HCM Control Delay (s)	19.1	10.8	-	-	8.1	-
HCM Lane LOS	C	B	-	-	A	-
HCM 95th %tile Q(veh)	0.6	1.7	-	-	0.8	-

HCM 6th TWSC
2: S. 1st Street (CH 79) & Centennial Drive

2022 Total
PM Peak

Intersection						
Int Delay, s/veh	2.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	43	57	90	335	285	40
Future Vol, veh/h	43	57	90	335	285	40
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	160	-	-	225
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	47	62	98	364	310	43






Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	870	310	353	0	-	0
Stage 1	310	-	-	-	-	-
Stage 2	560	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	322	730	1206	-	-	-
Stage 1	744	-	-	-	-	-
Stage 2	572	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	296	730	1206	-	-	-
Mov Cap-2 Maneuver	296	-	-	-	-	-
Stage 1	684	-	-	-	-	-
Stage 2	572	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	15.6	1.7	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1206	-	448	-	-
HCM Lane V/C Ratio	0.081	-	0.243	-	-
HCM Control Delay (s)	8.2	-	15.6	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.3	-	0.9	-	-

HCM 6th TWSC
3: S. 1st Street (CH 79) & Bennett Avenue

2022 Total
PM Peak

Intersection						
Int Delay, s/veh	2.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	60	53	374	90	50	291
Future Vol, veh/h	60	53	374	90	50	291
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	65	58	407	98	54	316
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	831	407	0	0	505	0
Stage 1	407	-	-	-	-	-
Stage 2	424	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	340	644	-	-	1060	-
Stage 1	672	-	-	-	-	-
Stage 2	660	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	323	644	-	-	1060	-
Mov Cap-2 Maneuver	323	-	-	-	-	-
Stage 1	672	-	-	-	-	-
Stage 2	626	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	17	0		1.3		
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	422	1060	-	
HCM Lane V/C Ratio	-	-	0.291	0.051	-	
HCM Control Delay (s)	-	-	17	8.6	-	
HCM Lane LOS	-	-	C	A	-	
HCM 95th %tile Q(veh)	-	-	1.2	0.2	-	

HCM 6th TWSC

4: Site Access/Bank Access & Centennial Drive

2022 Total
PM Peak

Intersection												
Int Delay, s/veh	3.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	47	3	31	79	20	3	0	28	25	0	1
Future Vol, veh/h	1	47	3	31	79	20	3	0	28	25	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	51	3	34	86	22	3	0	30	27	0	1
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	108	0	0	54	0	0	221	231	53	235	221	97
Stage 1	-	-	-	-	-	-	55	55	-	165	165	-
Stage 2	-	-	-	-	-	-	166	176	-	70	56	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1483	-	-	1551	-	-	735	669	1014	720	678	959
Stage 1	-	-	-	-	-	-	957	849	-	837	762	-
Stage 2	-	-	-	-	-	-	836	753	-	940	848	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1483	-	-	1551	-	-	721	653	1014	685	662	959
Mov Cap-2 Maneuver	-	-	-	-	-	-	721	653	-	685	662	-
Stage 1	-	-	-	-	-	-	956	848	-	836	744	-
Stage 2	-	-	-	-	-	-	816	736	-	911	847	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			1.8			8.8			10.4		
HCM LOS							A			B		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	976	1483	-	-	1551	-	-	693				
HCM Lane V/C Ratio	0.035	0.001	-	-	0.022	-	-	0.041				
HCM Control Delay (s)	8.8	7.4	0	-	7.4	0	-	10.4				
HCM Lane LOS	A	A	A	-	A	A	-	B				
HCM 95th %tile Q(veh)	0.1	0	-	-	0.1	-	-	0.1				

Intersection






Int Delay, s/veh 7.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Vol, veh/h	45	65	315	50	40	250
Future Vol, veh/h	45	65	315	50	40	250
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	175	195	-	0	70
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	49	71	342	54	43	272

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	120
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	-	1468
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1468
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	7.1	11.3
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	276	1020	-	-	1468	-
HCM Lane V/C Ratio	0.158	0.266	-	-	0.233	-
HCM Control Delay (s)	20.5	9.8	-	-	8.2	-
HCM Lane LOS	C	A	-	-	A	-
HCM 95th %tile Q(veh)	0.6	1.1	-	-	0.9	-

Intersection						
Int Delay, s/veh	1.8					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	35	50	25	255	345	35
Future Vol, veh/h	35	50	25	255	345	35
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	160	-	-	225
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	38	54	27	277	375	38






Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	706	375	413
Stage 1	375	-	-
Stage 2	331	-	-
Critical Hdwy	6.42	6.22	4.12
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	2.218
Pot Cap-1 Maneuver	402	671	1146
Stage 1	695	-	-
Stage 2	728	-	-
Platoon blocked, %			
Mov Cap-1 Maneuver	392	671	1146
Mov Cap-2 Maneuver	392	-	-
Stage 1	678	-	-
Stage 2	728	-	-

Approach	EB	NB	SB
HCM Control Delay, s	13.4	0.7	0
HCM LOS	B		







Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1146	-	519	-	-
HCM Lane V/C Ratio	0.024	-	0.178	-	-
HCM Control Delay (s)	8.2	-	13.4	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.6	-	-

HCM 6th TWSC
3: S. 1st Street (CH 79) & Bennett Avenue

2027 Background
AM Peak

Intersection						
Int Delay, s/veh	3.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	120	25	255	65	20	375
Future Vol, veh/h	120	25	255	65	20	375
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	130	27	277	71	22	408
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	729	277	0	0	348	0
Stage 1	277	-	-	-	-	-
Stage 2	452	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	390	762	-	-	1211	-
Stage 1	770	-	-	-	-	-
Stage 2	641	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	383	762	-	-	1211	-
Mov Cap-2 Maneuver	383	-	-	-	-	-
Stage 1	770	-	-	-	-	-
Stage 2	629	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	18.7	0	0.4			
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	419	1211	-	
HCM Lane V/C Ratio	-	-	0.376	0.018	-	
HCM Control Delay (s)	-	-	18.7	8	-	
HCM Lane LOS	-	-	C	A	-	
HCM 95th %tile Q(veh)	-	-	1.7	0.1	-	

Intersection												
Int Delay, s/veh	2.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	65	1	15	35	10	1	0	15	5	0	1
Future Vol, veh/h	1	65	1	15	35	10	1	0	15	5	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	71	1	16	38	11	1	0	16	5	0	1
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	49	0	0	72	0	0	150	155	72	158	150	44
Stage 1	-	-	-	-	-	-	74	74	-	76	76	-
Stage 2	-	-	-	-	-	-	76	81	-	82	74	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1558	-	-	1528	-	-	818	737	990	808	742	1026
Stage 1	-	-	-	-	-	-	935	833	-	933	832	-
Stage 2	-	-	-	-	-	-	933	828	-	926	833	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1558	-	-	1528	-	-	810	728	990	788	733	1026
Mov Cap-2 Maneuver	-	-	-	-	-	-	810	728	-	788	733	-
Stage 1	-	-	-	-	-	-	934	832	-	932	823	-
Stage 2	-	-	-	-	-	-	922	819	-	910	832	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			1.8			8.8			9.4		
HCM LOS							A			A		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	976	1558	-	-	1528	-	-	820				
HCM Lane V/C Ratio	0.018	0.001	-	-	0.011	-	-	0.008				
HCM Control Delay (s)	8.8	7.3	0	-	7.4	0	-	9.4				
HCM Lane LOS	A	A	A	-	A	A	-	A				
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0				






Intersection						
Int Delay, s/veh	8.7					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	90	65	305	55	65	370
Future Vol, veh/h	90	65	305	55	65	370
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	175	195	-	0	70
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	98	71	332	60	71	402
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	169	0	822	98
Stage 1	-	-	-	-	98	-
Stage 2	-	-	-	-	724	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1409	-	344	958
Stage 1	-	-	-	-	926	-
Stage 2	-	-	-	-	480	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1409	-	263	958
Mov Cap-2 Maneuver	-	-	-	-	263	-
Stage 1	-	-	-	-	926	-
Stage 2	-	-	-	-	367	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		7.1		13.2	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	263	958	-	-	1409	-
HCM Lane V/C Ratio	0.269	0.42	-	-	0.235	-
HCM Control Delay (s)	23.6	11.4	-	-	8.3	-
HCM Lane LOS	C	B	-	-	A	-
HCM 95th %tile Q(veh)	1.1	2.1	-	-	0.9	-

HCM 6th TWSC
2: S. 1st Street (CH 79) & Centennial Drive

2027 Background
PM Peak

Intersection






Int Delay, s/veh 2.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	45	55	90	390	330	40
Future Vol, veh/h	45	55	90	390	330	40
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	160	-	-	225
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	49	60	98	424	359	43

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	979	359	402
Stage 1	359	-	-
Stage 2	620	-	-
Critical Hdwy	6.42	6.22	4.12
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	2.218
Pot Cap-1 Maneuver	277	685	1157
Stage 1	707	-	-
Stage 2	536	-	-
Platoon blocked, %			
Mov Cap-1 Maneuver	253	685	1157
Mov Cap-2 Maneuver	253	-	-
Stage 1	647	-	-
Stage 2	536	-	-

Approach	EB	NB	SB
HCM Control Delay, s	17.9	1.6	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1157	-	387	-	-
HCM Lane V/C Ratio	0.085	-	0.281	-	-
HCM Control Delay (s)	8.4	-	17.9	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.3	-	1.1	-	-

Intersection						
Int Delay, s/veh	3.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	100	55	425	150	50	335
Future Vol, veh/h	100	55	425	150	50	335
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	109	60	462	163	54	364
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	934	462	0	0	625	0
Stage 1	462	-	-	-	-	-
Stage 2	472	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	295	600	-	-	956	-
Stage 1	634	-	-	-	-	-
Stage 2	628	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	278	600	-	-	956	-
Mov Cap-2 Maneuver	278	-	-	-	-	-
Stage 1	634	-	-	-	-	-
Stage 2	593	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	25.2	0	1.2			
HCM LOS	D					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	343	956	-	
HCM Lane V/C Ratio	-	-	0.491	0.057	-	
HCM Control Delay (s)	-	-	25.2	9	-	
HCM Lane LOS	-	-	D	A	-	
HCM 95th %tile Q(veh)	-	-	2.6	0.2	-	

HCM 6th TWSC

4: Site Access/Bank Access & Centennial Drive

2027 Background
PM Peak

Intersection												
Int Delay, s/veh	3.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	50	1	30	80	20	1	0	25	25	0	1
Future Vol, veh/h	1	50	1	30	80	20	1	0	25	25	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	54	1	33	87	22	1	0	27	27	0	1
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	109	0	0	55	0	0	222	232	55	234	221	98
Stage 1	-	-	-	-	-	-	57	57	-	164	164	-
Stage 2	-	-	-	-	-	-	165	175	-	70	57	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1481	-	-	1550	-	-	734	668	1012	721	678	958
Stage 1	-	-	-	-	-	-	955	847	-	838	762	-
Stage 2	-	-	-	-	-	-	837	754	-	940	847	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1481	-	-	1550	-	-	720	652	1012	689	662	958
Mov Cap-2 Maneuver	-	-	-	-	-	-	720	652	-	689	662	-
Stage 1	-	-	-	-	-	-	954	846	-	837	744	-
Stage 2	-	-	-	-	-	-	817	737	-	914	846	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			1.7			8.7			10.4		
HCM LOS							A			B		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	996	1481	-	-	1550	-	-	697				
HCM Lane V/C Ratio	0.028	0.001	-	-	0.021	-	-	0.041				
HCM Control Delay (s)	8.7	7.4	0	-	7.4	0	-	10.4				
HCM Lane LOS	A	A	A	-	A	A	-	B				
HCM 95th %tile Q(veh)	0.1	0	-	-	0.1	-	-	0.1				






HCM 6th TWSC
1: S. 1st Street (CH 79) & E. Colfax Avenue

2027 Total
AM Peak

Intersection						
Int Delay, s/veh	7.7					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↘	↑	↘	↗
Traffic Vol, veh/h	45	67	320	50	41	254
Future Vol, veh/h	45	67	320	50	41	254
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	175	195	-	0	70
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	49	73	348	54	45	276
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	122	0	799	49
Stage 1	-	-	-	-	49	-
Stage 2	-	-	-	-	750	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1465	-	355	1020
Stage 1	-	-	-	-	973	-
Stage 2	-	-	-	-	467	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1465	-	271	1020
Mov Cap-2 Maneuver	-	-	-	-	271	-
Stage 1	-	-	-	-	973	-
Stage 2	-	-	-	-	356	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		7.1		11.3	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	271	1020	-	-	1465	-
HCM Lane V/C Ratio	0.164	0.271	-	-	0.237	-
HCM Control Delay (s)	20.9	9.8	-	-	8.2	-
HCM Lane LOS	C	A	-	-	A	-
HCM 95th %tile Q(veh)	0.6	1.1	-	-	0.9	-

HCM 6th TWSC
2: S. 1st Street (CH 79) & Centennial Drive

2027 Total
AM Peak

Intersection						
Int Delay, s/veh	2.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	40	57	33	255	345	42
Future Vol, veh/h	40	57	33	255	345	42
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	160	-	-	225
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	43	62	36	277	375	46

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	724	375	421	0	-	0
Stage 1	375	-	-	-	-	-
Stage 2	349	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	393	671	1138	-	-	-
Stage 1	695	-	-	-	-	-
Stage 2	714	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	380	671	1138	-	-	-
Mov Cap-2 Maneuver	380	-	-	-	-	-
Stage 1	673	-	-	-	-	-
Stage 2	714	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	13.9	0.9	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1138	-	510	-	-
HCM Lane V/C Ratio	0.032	-	0.207	-	-
HCM Control Delay (s)	8.3	-	13.9	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.8	-	-

HCM 6th TWSC
3: S. 1st Street (CH 79) & Bennett Avenue

2027 Total
AM Peak

Intersection						
Int Delay, s/veh	3.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y		↑	↑	Y	↑
Traffic Vol, veh/h	120	27	261	65	22	380
Future Vol, veh/h	120	27	261	65	22	380
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	130	29	284	71	24	413

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	745	284	0
Stage 1	284	-	-
Stage 2	461	-	-
Critical Hdwy	6.42	6.22	-
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	-
Pot Cap-1 Maneuver	382	755	-
Stage 1	764	-	-
Stage 2	635	-	-
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	374	755	-
Mov Cap-2 Maneuver	374	-	-
Stage 1	764	-	-
Stage 2	622	-	-

Approach	WB	NB	SB
HCM Control Delay, s	19.2	0	0.4
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	412	1204
HCM Lane V/C Ratio	-	-	0.388	0.02
HCM Control Delay (s)	-	-	19.2	8.1
HCM Lane LOS	-	-	C	A
HCM 95th %tile Q(veh)	-	-	1.8	0.1







HCM 6th TWSC
4: Site Access/Bank Access & Centennial Drive

2027 Total
AM Peak

Intersection												
Int Delay, s/veh	3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	65	3	30	35	10	2	0	27	5	0	1
Future Vol, veh/h	1	65	3	30	35	10	2	0	27	5	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	71	3	33	38	11	2	0	29	5	0	1
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	49	0	0	74	0	0	185	190	73	199	186	44
Stage 1	-	-	-	-	-	-	75	75	-	110	110	-
Stage 2	-	-	-	-	-	-	110	115	-	89	76	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1558	-	-	1526	-	-	776	705	989	760	708	1026
Stage 1	-	-	-	-	-	-	934	833	-	895	804	-
Stage 2	-	-	-	-	-	-	895	800	-	918	832	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1558	-	-	1526	-	-	761	689	989	724	692	1026
Mov Cap-2 Maneuver	-	-	-	-	-	-	761	689	-	724	692	-
Stage 1	-	-	-	-	-	-	933	832	-	894	786	-
Stage 2	-	-	-	-	-	-	874	782	-	890	831	-
Approach	EB		WB				NB			SB		
HCM Control Delay, s	0.1		3				8.8			9.8		
HCM LOS							A			A		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	969	1558	-	-	1526	-	-	761				
HCM Lane V/C Ratio	0.033	0.001	-	-	0.021	-	-	0.009				
HCM Control Delay (s)	8.8	7.3	0	-	7.4	0	-	9.8				
HCM Lane LOS	A	A	A	-	A	A	-	A				
HCM 95th %tile Q(veh)	0.1	0	-	-	0.1	-	-	0				






HCM 6th TWSC
1: S. 1st Street (CH 79) & E. Colfax Avenue

2027 Total
PM Peak

Intersection						
Int Delay, s/veh	8.9					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	90	68	316	55	68	379
Future Vol, veh/h	90	68	316	55	68	379
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	175	195	-	0	70
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	98	74	343	60	74	412
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	172	0	844	98
Stage 1	-	-	-	-	98	-
Stage 2	-	-	-	-	746	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1405	-	334	958
Stage 1	-	-	-	-	926	-
Stage 2	-	-	-	-	469	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1405	-	253	958
Mov Cap-2 Maneuver	-	-	-	-	253	-
Stage 1	-	-	-	-	926	-
Stage 2	-	-	-	-	355	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		7.1		13.6	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	253	958	-	-	1405	-
HCM Lane V/C Ratio	0.292	0.43	-	-	0.244	-
HCM Control Delay (s)	25	11.6	-	-	8.4	-
HCM Lane LOS	D	B	-	-	A	-
HCM 95th %tile Q(veh)	1.2	2.2	-	-	1	-

HCM 6th TWSC
2: S. 1st Street (CH 79) & Centennial Drive

2027 Total
PM Peak

Intersection						
Int Delay, s/veh	3.5					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	57	71	107	390	330	54
Future Vol, veh/h	57	71	107	390	330	54
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	160	-	-	225
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	62	77	116	424	359	59






Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1015	359	418	0	-	0
Stage 1	359	-	-	-	-	-
Stage 2	656	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	264	685	1141	-	-	-
Stage 1	707	-	-	-	-	-
Stage 2	516	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	237	685	1141	-	-	-
Mov Cap-2 Maneuver	237	-	-	-	-	-
Stage 1	635	-	-	-	-	-
Stage 2	516	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	20.3	1.8	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1141	-	372	-	-
HCM Lane V/C Ratio	0.102	-	0.374	-	-
HCM Control Delay (s)	8.5	-	20.3	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.3	-	1.7	-	-

HCM 6th TWSC
3: S. 1st Street (CH 79) & Bennett Avenue

2027 Total
PM Peak

Intersection						
Int Delay, s/veh	4.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	100	58	439	150	55	346
Future Vol, veh/h	100	58	439	150	55	346
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	109	63	477	163	60	376
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	973	477	0	0	640	0
Stage 1	477	-	-	-	-	-
Stage 2	496	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	280	588	-	-	944	-
Stage 1	624	-	-	-	-	-
Stage 2	612	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	262	588	-	-	944	-
Mov Cap-2 Maneuver	262	-	-	-	-	-
Stage 1	624	-	-	-	-	-
Stage 2	573	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	27.3	0	1.2			
HCM LOS	D					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	329	944	-	
HCM Lane V/C Ratio	-	-	0.522	0.063	-	
HCM Control Delay (s)	-	-	27.3	9.1	-	
HCM Lane LOS	-	-	D	A	-	
HCM 95th %tile Q(veh)	-	-	2.9	0.2	-	

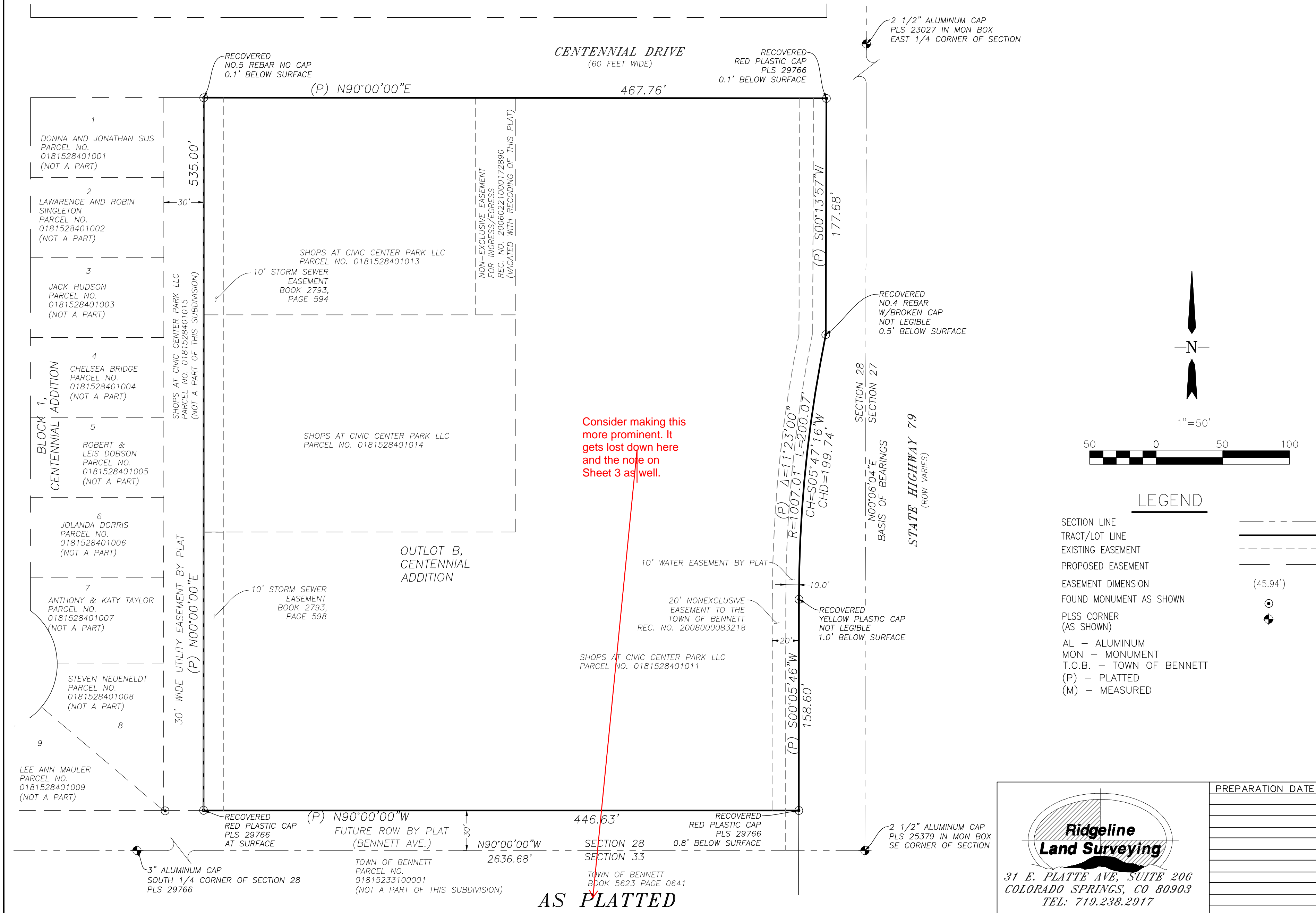
HCM 6th TWSC
4: Site Access/Bank Access & Centennial Drive

2027 Total
PM Peak

Intersection												
Int Delay, s/veh	4.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	50	4	61	80	20	4	0	53	25	0	1
Future Vol, veh/h	1	50	4	61	80	20	4	0	53	25	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	54	4	66	87	22	4	0	58	27	0	1
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	109	0	0	58	0	0	289	299	56	317	290	98
Stage 1	-	-	-	-	-	-	58	58	-	230	230	-
Stage 2	-	-	-	-	-	-	231	241	-	87	60	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1481	-	-	1546	-	-	663	613	1011	636	620	958
Stage 1	-	-	-	-	-	-	954	847	-	773	714	-
Stage 2	-	-	-	-	-	-	772	706	-	921	845	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1481	-	-	1546	-	-	638	584	1011	578	591	958
Mov Cap-2 Maneuver	-	-	-	-	-	-	638	584	-	578	591	-
Stage 1	-	-	-	-	-	-	953	846	-	772	681	-
Stage 2	-	-	-	-	-	-	736	674	-	868	844	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			2.8			9			11.4		
HCM LOS							A			B		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	971	1481	-	-	1546	-	-	587				
HCM Lane V/C Ratio	0.064	0.001	-	-	0.043	-	-	0.048				
HCM Control Delay (s)	9	7.4	0	-	7.4	0	-	11.4				
HCM Lane LOS	A	A	A	-	A	A	-	B				
HCM 95th %tile Q(veh)	0.2	0	-	-	0.1	-	-	0.2				

THE SHOPS AT BENNETT SUBDIVISION CASE NO.

A REPLAT OF A PORTION OF CENTENNIAL ADDITION SUBDIVISION,
A PART OF THE SE 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 63 WEST
OF THE 6TH PRINCIPAL MERIDIAN TOWN OF BENNETT,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 3



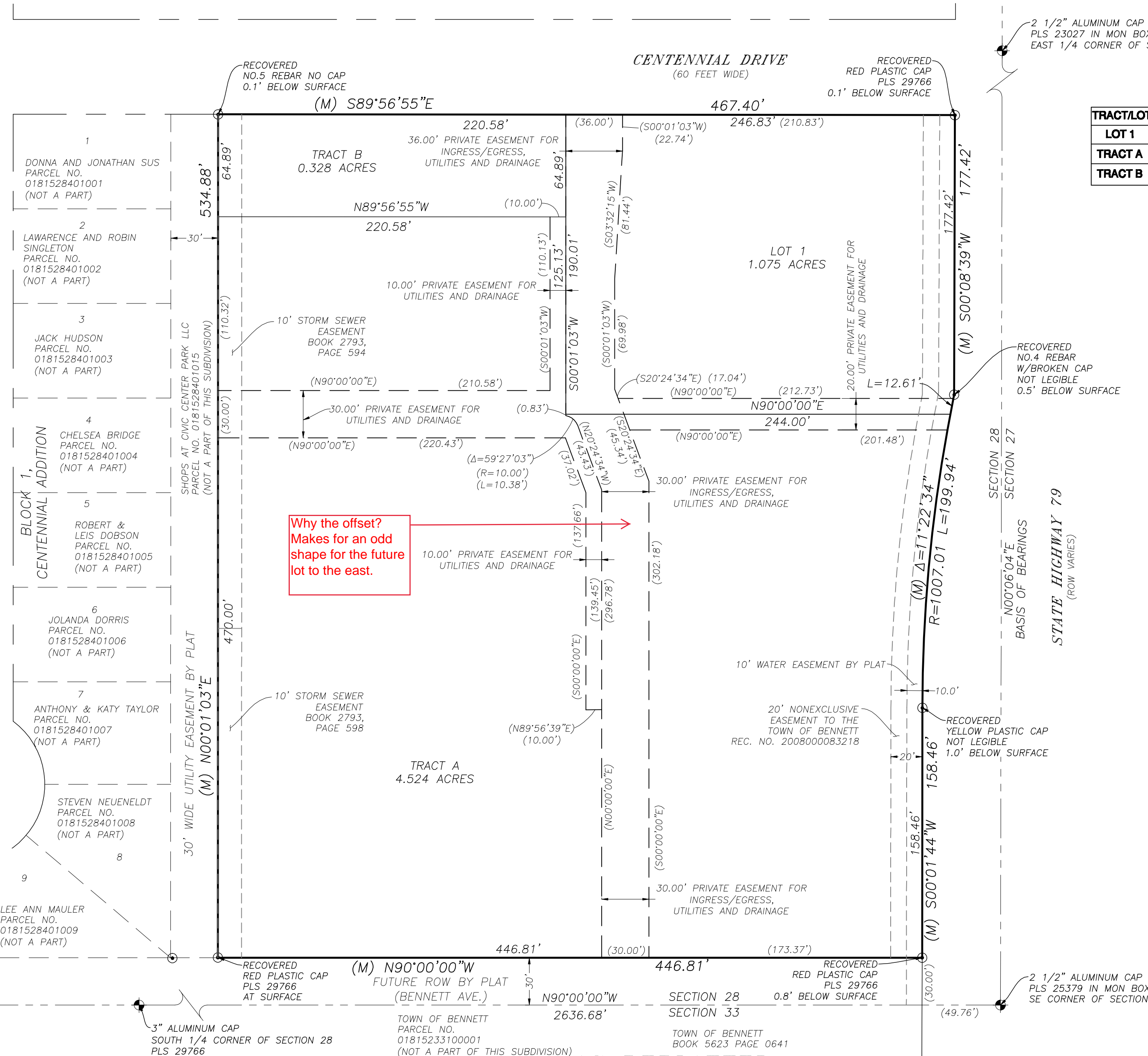
LAND USE TABLE

NET ACREAGE	5.898
GROSS ACREAGE	5.898
NUMBER OF TRACTS / ACREAGE	2 / 4.687
NUMBER OF LOTS / ACREAGE	1 / 0.911
NET ACREAGE FOR PUBLIC STREETS	0
NET ACREAGE FOR PRIVATE USE	5.898
NET ACREAGE FOR PUBLIC LAND DEDICATION	0

THE SHOPS AT BENNETT SUBDIVISION

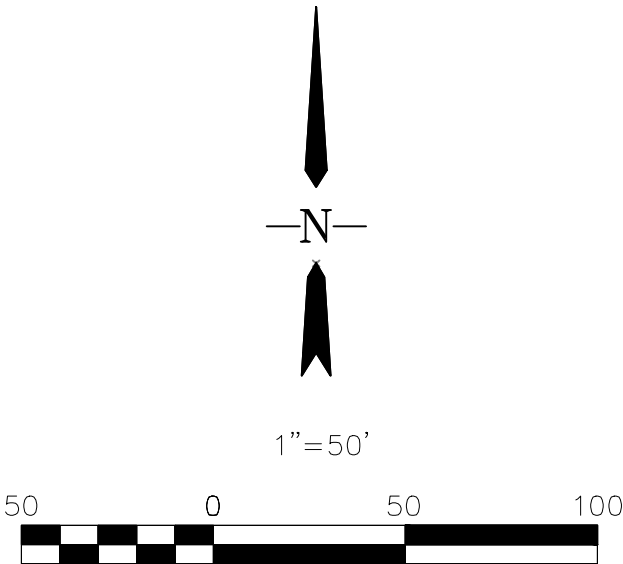
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COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 3



TRACT OWNERSHIP AND MAINTENANCE

TRACT/LOT	PROPOSED USE	OWNERSHIP	MAINTENANCE
LOT 1	DEVELOPMENT	SHOPS AT CIVIC CENTER PARK LLC	OWNER OR ASSIGNS
TRACT A	FUTURE DEVELOPMENT	SHOPS AT CIVIC CENTER PARK LLC	OWNER OR ASSIGNS
TRACT B	UTILITIES & DRAINAGE	TOWN OF BENNETT	OWNER OR ASSIGNS



LEGEND

SECTION LINE	---
TRACT/LOT LINE	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
EASEMENT DIMENSION	(45.94')
FOUND MONUMENT AS SHOWN	⊙
PLSS CORNER (AS SHOWN)	⊙
AL - ALUMINUM	
MON - MONUMENT	
T.O.B. - TOWN OF BENNETT	
(P) - PLATTED	
(M) - MEASURED	

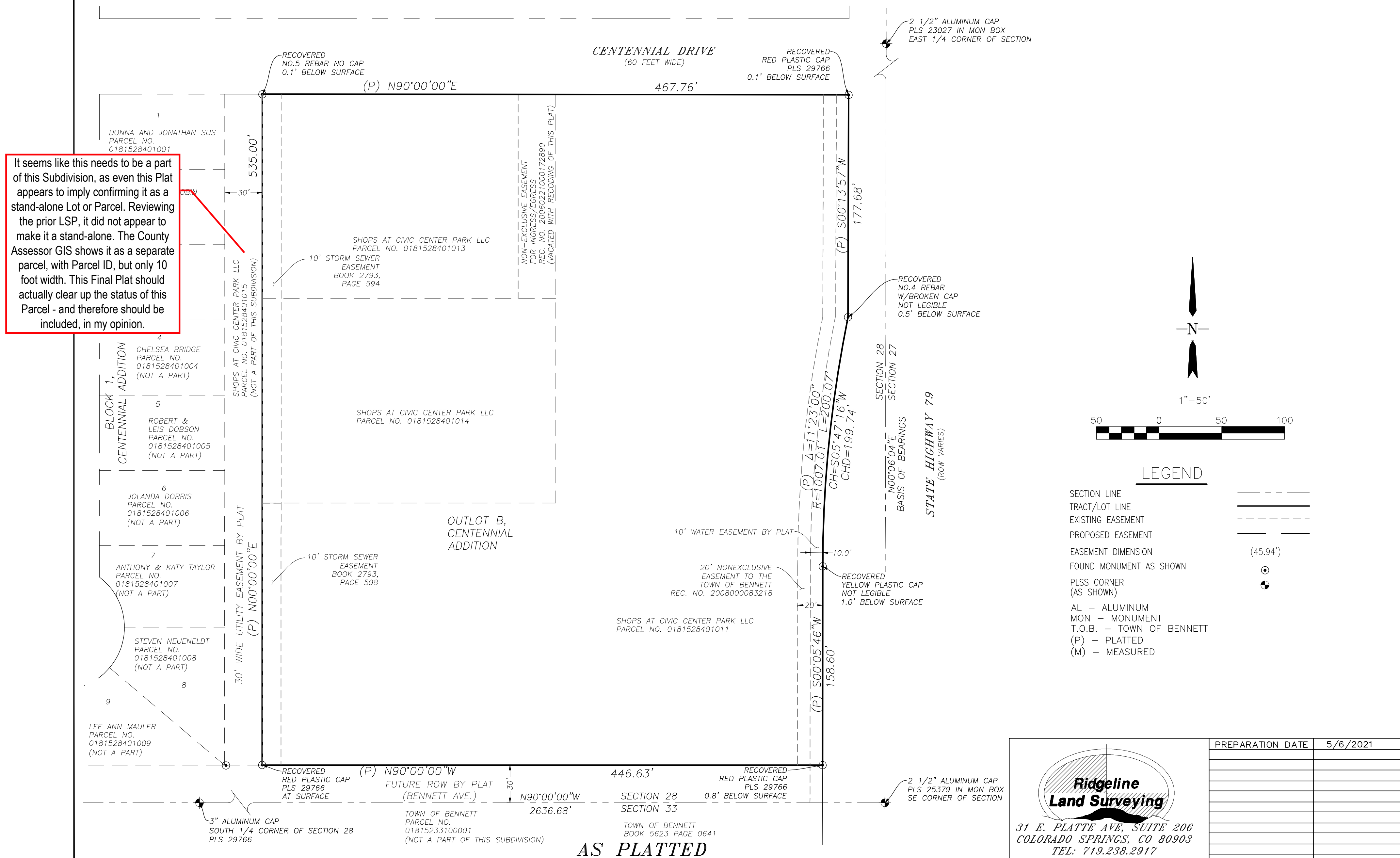
**Ridgeline
Land Surveying**
31 E. PLATTE AVE, SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917

PREPARATION DATE	5/6/2021

AS REPLATTED

THE SHOPS AT BENNETT SUBDIVISION

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SHEET 2 OF 3



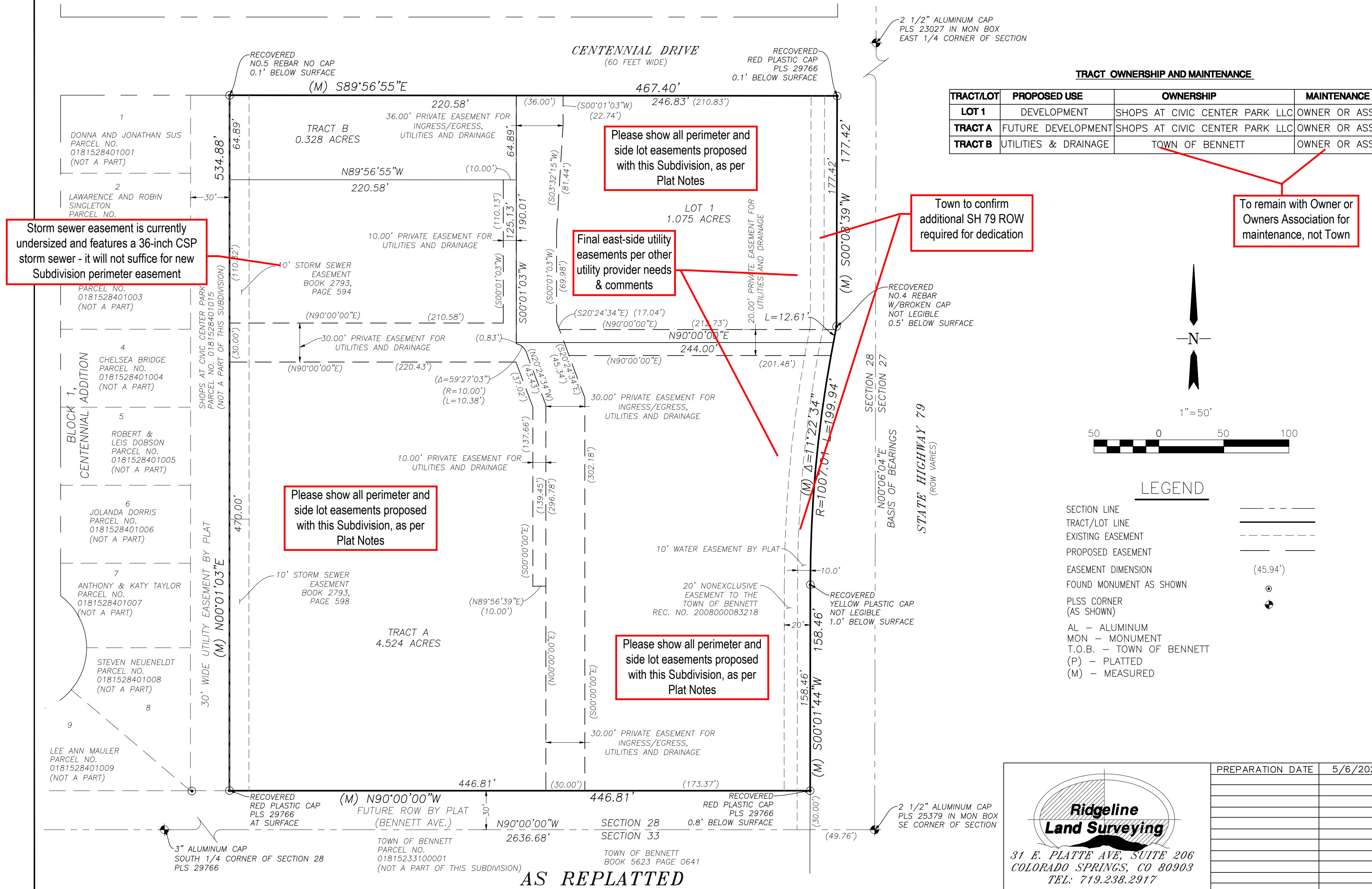
LAND USE TABLE

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NET ACREAGE FOR PUBLIC LAND DEDICATION	0

THE SHOPS AT BENNETT SUBDIVISION

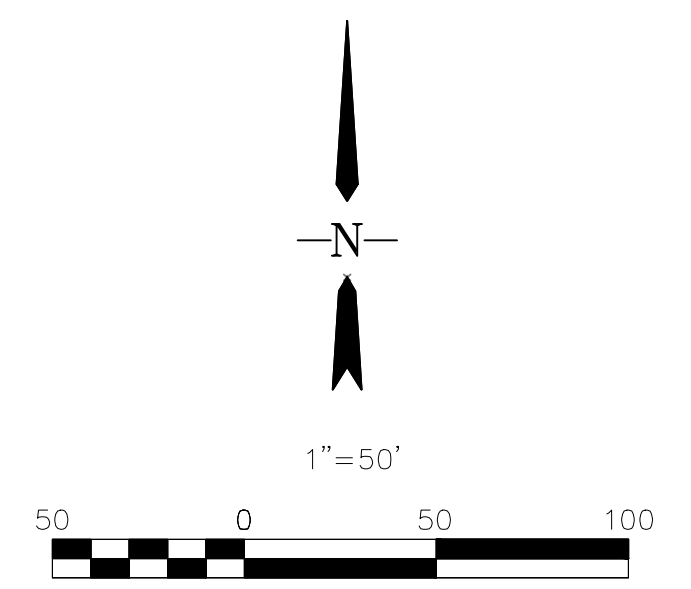
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SHEET 2 OF 3



TRACT OWNERSHIP AND MAINTENANCE

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TRACT B	UTILITIES & DRAINAGE	TOWN OF BENNETT	OWNER OR ASSIGNS



LEGEND

- SECTION LINE
- TRACT/LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EASEMENT DIMENSION (45.94')
- FOUND MONUMENT AS SHOWN
- PLSS CORNER (AS SHOWN)
- AL - ALUMINUM
- MON - MONUMENT
- T.O.B. - TOWN OF BENNETT
- (P) - PLATTED
- (M) - MEASURED

Ridgeline Land Surveying
31 E. PLATTE AVE, SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917

PREPARATION DATE	5/6/2021

AS REPLATTED

Memorandum

To: Steve Hebert, AICP, Bennett Planning & Economic Development Manager

From: Gabrielle Renner, PE PTOE RSP1
Town Traffic Engineer

Date: 7/13/2021

Re: Dollar General Traffic Impact Analysis – Traffic Submitted Comments

The Dollar General Traffic Impact Analysis submitted on July 8, 2021, was reviewed and the following traffic related comments have been provided by the Town Traffic Engineer, shown below.

- Agree with the existing traffic volume adjustment for COVID-19.
- Agree with the CDOT background traffic growth rates along 1st Street (SH 79).
- Trip generation and site traffic distribution for the Dollar General is appropriate.
- It is recommended that the report include the specific off-site improvements mentioned in the conclusion of the report for the intersection of 1st Street (SH 79) / Bennett Avenue for the Town to be aware of.
- Existing geometry at the intersection of 1st Street (SH 79) with Centennial Drive and Bennett Avenue.
 - 1st Street (SH 79) with Centennial Drive – right turn acceleration lane has been removed on SH 79
 - 1st Street (SH 79) with Bennett Avenue - A southbound left turn lane has been built
- Year 2027 Background needs to include the assumption that the available land on the north and south side of Centennial Drive will be developed with general commercial as shown below.



STATE OF COLORADO

Traffic & Safety

Region 1

2829 W. Howard Place

Denver, Colorado 80204



COLORADO
Department of Transportation

Project Name: **Dollar General Bennett**

Print Date: 5/28/2021

Highway:

079

Mile Marker:

1.134

Drainage Comments:

SBL - 5/26/2021

No comments regarding the site development. The historic and proposed flow pattern is to the northwest and away from SH 79. Any improvements to SH 79 will need to meet the requirements of CDOT's Drainage Design Manual.

Traffic Comments:

-How is this going to effect the lighting on SH79?

-Verify the curb ramp at Centennial and SH79 is ADA compliant. Verify sidewalk along SH-79 is ADA compliant.

-Verify ROW line. I near SH 79. This doesn't look like it meets our template.-Stop Sign at Centennial and SH 79 should be shown. All signs along SH 79 should be shown as.

TIS needs to be submitted.

Verify easting inlet is

functional at SH79 and Centennial. It looks like it is too low. This will need to be raised.

Jason Igo 5-21-2021

Right of Way Comments:

Daley 5-24-2021: Reviewed Site Plan for potential ROW line impacts or potential Access control line changes with none found. No objections.

Resident Engineer Comments:

5/19/21

-All work to be performed within CDOT ROW must conform to CDOT standards.

-Please provide a Traffic Impact Study; add right turn lanes if required per the State Highway Access code.

Permits Comments:

Please show and identify the CDOT ROW as such. ROW varies is not acceptable. If there is any landscaping in the CDOT ROW they will need a CDOT Special Use permit for landscaping. No trees in the CDOT ROW.

RLW May 14 2021

-The proposed emergency services access to State Highway 79 on the future Bennett Avenue roadway location will require a State Highway Access permit. Other CDOT comments state the need for a TIS to show ultimate improvements needed for this new road and if improvements are needed Centennial Drive. The driveway is shown to be gravel, but will need to be paved for 20 feet back from the traveled way or to the Right-of-Way line, whichever is greater. This access will need to be gated if it is truly an emergency access. A new State Highway Access permit will be needed for Centennial Drive if improvements are made to the intersection or if the number of trips increases by 20 percent.

-Any signing for this development visible to the State Highway must be on-premise and cannot be partly or wholly in the State Highway Right-of-Way. Signing must comply with any applicable State of Colorado rules, 2 CCR 601-3.

-Any work in the State Highway Right-of-Way will require a permit from our office. This includes, but is not limited to survey, utility, or landscaping. Application is made online at the following

link: <https://cdotpermits.force.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F>

--Steve Loeffler, 5-25-2021

Other Comments:

Please see red-lines. Plans are incongruent with the PEL & ACP. Please revise & resubmit with a TIS - covering all 5 retail parcels.

RS 05-17-21



Bennett-Watkins Fire Rescue

District Office: 303-644-3572 Fax: 303-644-3401

355 4th Street, Bennett, CO 80102

Email: LifeSafety@BennettFireRescue.org

"Striving to Preserve Life and Property"

June 3rd, 2021

Steve Hebert

Town Planner

Town of Bennett

Re: Shops at Bennett Subdivision – 21.13

Planner Hebert,

In regards to the submission for Shops at Bennett Subdivision – 21.13, Bennett-Watkins Fire Rescue (BWFR) has the following comments and considerations:

- The developer shall confer with Bennett Fire Protection District and ensure that the proposed development conforms to adopted (IFC) fire code standards.
- The developer shall ensure the proposed municipal water systems pertaining to hydrant distribution fire suppression is adequate to protect the proposed development as well as meet design expectations of both the Town of Bennett as well as Bennett-Watkins Fire Rescue. Considerations for design requirement shall include adopted codes and standards as well as ISO distribution and fire flow requirements.
- The applicant will be required to submit a separate site overview and fire hydrant model exhibit demonstrating the placement and distances of all fire hydrants throughout the development directly to the Fire District. This model will be reviewed for IFC Appendix C compliance. Separate fees and submission for this review are required directly with the Fire District.
- It is recommended that the developer work directly with Bennett-Watkins Fire Rescue, ISO, and Town of Bennett Staff to provide and review information pertaining to the needed fire flows for the proposed development. This information should be vetted against International Fire Code Requirements as well as ISO requirements. It is also likely that this information will also be required by the Town to include for hydraulic system modeling.
- Fire hydrant installation shall conforming to the painting and color coding system outlined in NFPA 291. The developer/install contractor is responsible for ensuring all hydrants are painted conforming to the TOB/BWFR standards.
- Areas of the development that include wildland-urban interface, greenbelts, or other open space areas are of particular concern for the Fire District. BWFR is interested in working with the developer to ensure that adequate access is provided to these areas should there be a need for vehicle access for wildfire suppression. As each development is unique, it is recommended that the developer work directly with BWFR to examine these interface areas and determine what access and service needs exist.
- BWFR will incur unmet capital costs associated with new development. To address the needs of this unmet capital cost, BWFR has partnered with the Town to enact a development fee policy which

establishes fees due for all new types of development. It is likely that fees will apply to the new proposed development. If the developer has additional questions or concerns regarding Fire District development fees or policies, they can contact the District Office at 303-644-3572.

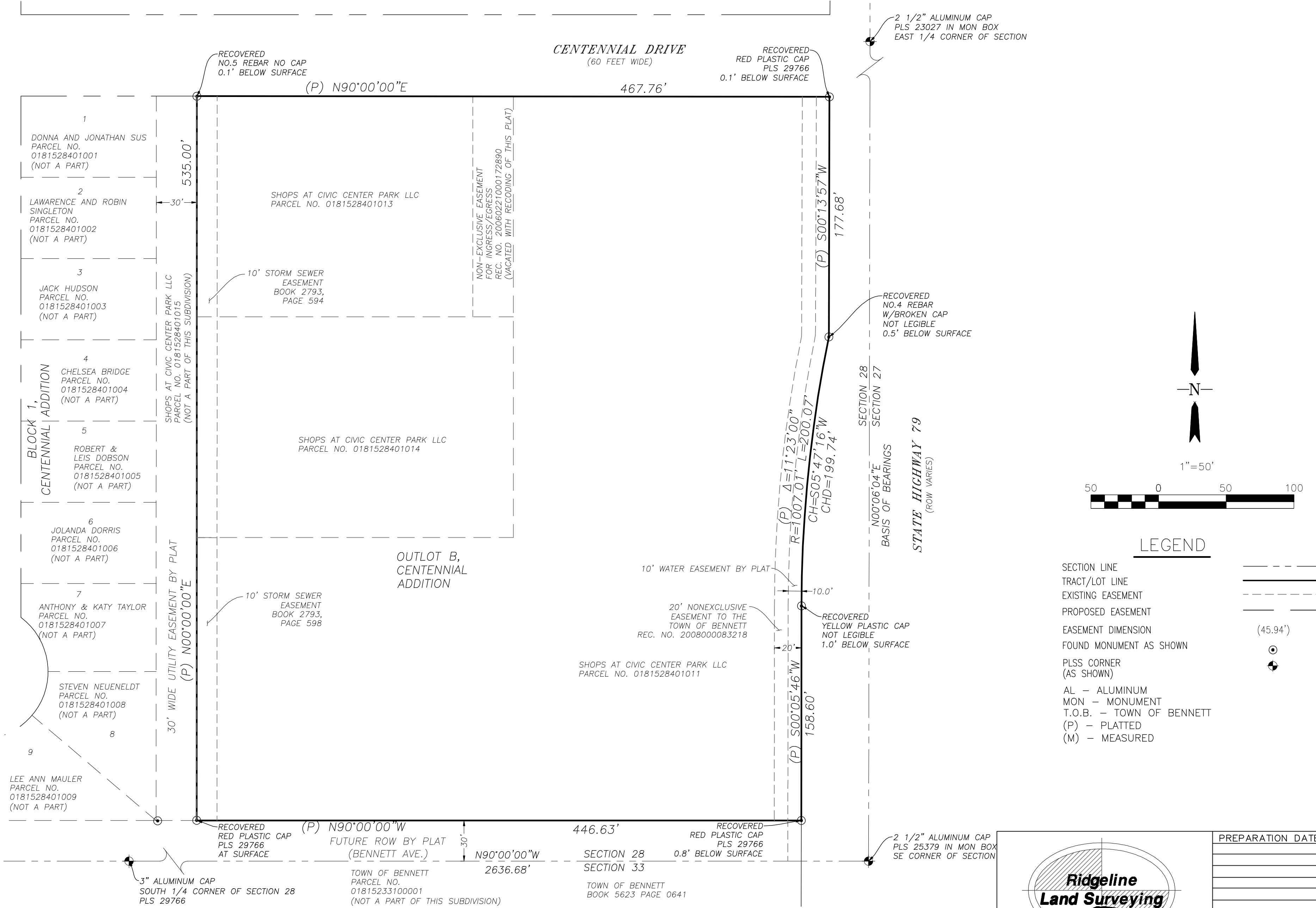
Thank You

A handwritten signature in black ink, appearing to read 'Caleb J. Connor', with a stylized, sweeping flourish extending to the right.

Caleb J. Connor
Fire Marshal
Life Safety Division
Bennett-Watkins Fire Rescue
303-644-3572 - Headquarters / 720-893-7672 - Direct
www.BennettFireRescue.org

THE SHOPS AT BENNETT SUBDIVISION

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SHEET 2 OF 3



LEGEND

- SECTION LINE
- TRACT/LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EASEMENT DIMENSION (45.94')
- FOUND MONUMENT AS SHOWN
- PLSS CORNER (AS SHOWN)
- AL - ALUMINUM
- MON - MONUMENT
- T.O.B. - TOWN OF BENNETT
- (P) - PLATTED
- (M) - MEASURED

**Ridgeline
Land Surveying**

31 E. PLATTE AVE, SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917

PREPARATION DATE	5/6/2021

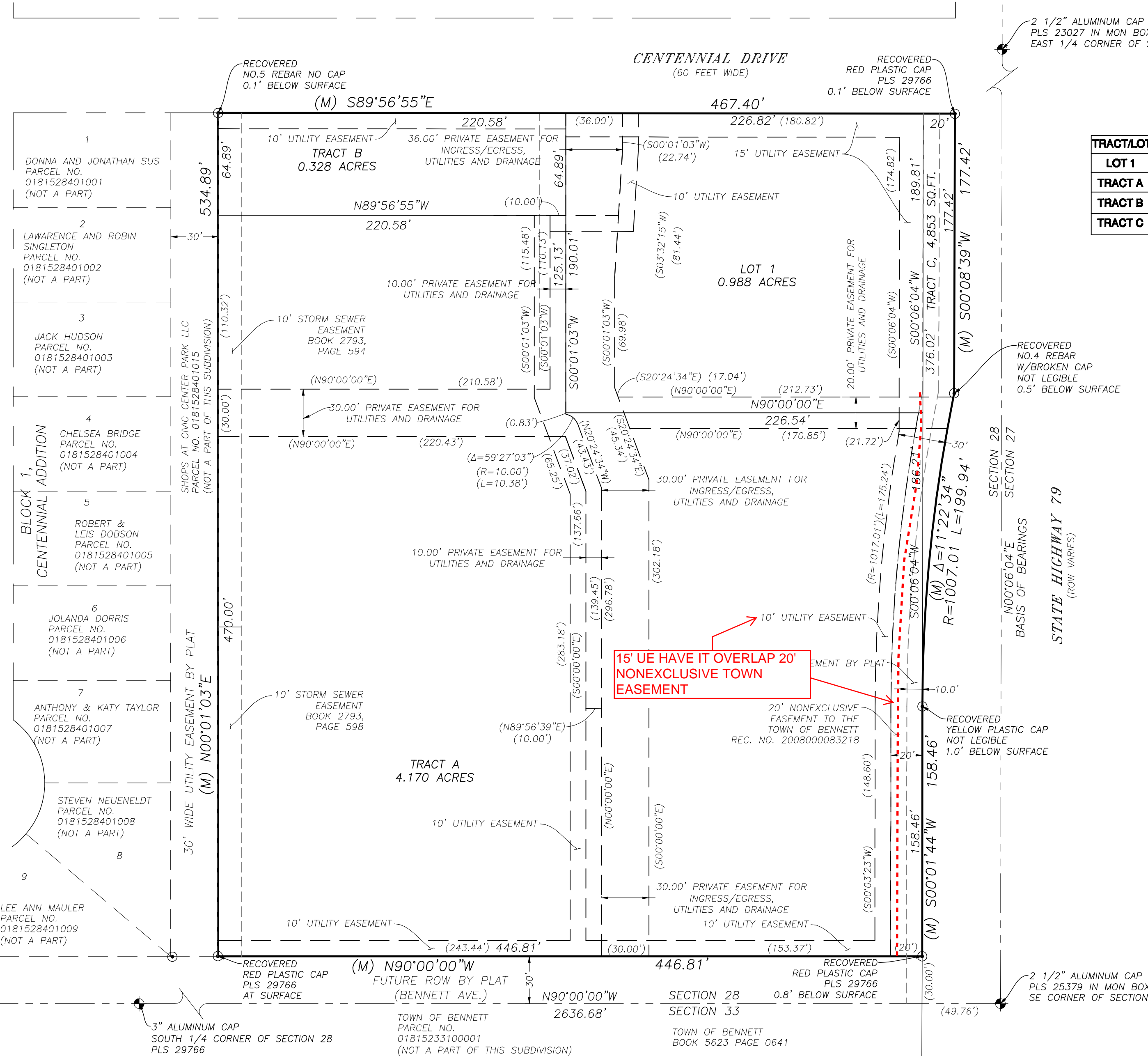
AS PLATTED

LAND USE TABLE

GROSS ACREAGE	5.598
NUMBER OF TRACTS / ACREAGE	3 / 4.610
NUMBER OF LOTS / ACREAGE	1 / 0.988
NET ACREAGE FOR PUBLIC STREETS	0
NET ACREAGE FOR PRIVATE USE	5.487
NET ACREAGE FOR CDOT ROW DEDICATION	0.111

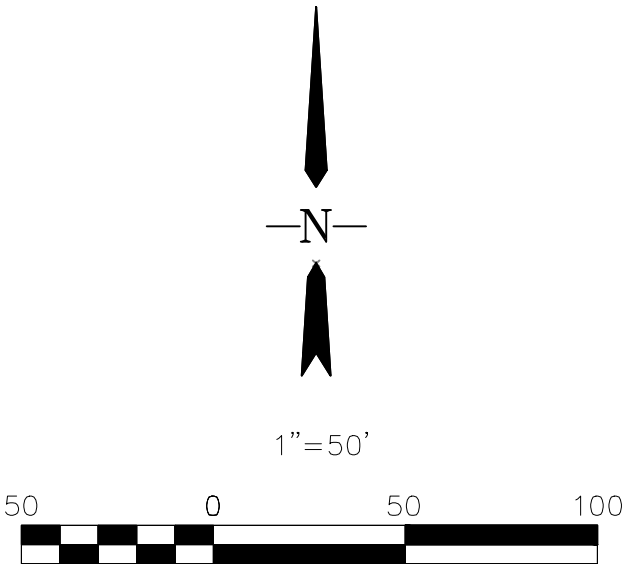
THE SHOPS AT BENNETT SUBDIVISION

A REPLAT OF A PORTION OF CENTENNIAL ADDITION SUBDIVISION,
A PART OF THE SE 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 63 WEST
OF THE 6TH PRINCIPAL MERIDIAN TOWN OF BENNETT,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 3



TRACT OWNERSHIP AND MAINTENANCE

TRACT/LOT	PROPOSED USE	OWNERSHIP	MAINTENANCE
LOT 1	DEVELOPMENT	SHOPS AT CIVIC CENTER PARK LLC	OWNER OR ASSIGNS
TRACT A	FUTURE DEVELOPMENT	SHOPS AT CIVIC CENTER PARK LLC	OWNER OR ASSIGNS
TRACT B	UTILITIES & DRAINAGE	SHOPS AT CIVIC CENTER PARK LLC	OWNER OR ASSIGNS
TRACT C	RIGHT-OF-WAY	COLORADO DEPT. OF TRANS.	OWNER OR ASSIGNS



LEGEND

SECTION LINE	---
TRACT/LOT LINE	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
EASEMENT DIMENSION	(45.94')
FOUND MONUMENT AS SHOWN	⊙
PLSS CORNER (AS SHOWN)	⊕
AL - ALUMINUM	
MON - MONUMENT	
T.O.B. - TOWN OF BENNETT	
(P) - PLATTED	
(M) - MEASURED	

**Ridgeline
Land Surveying**

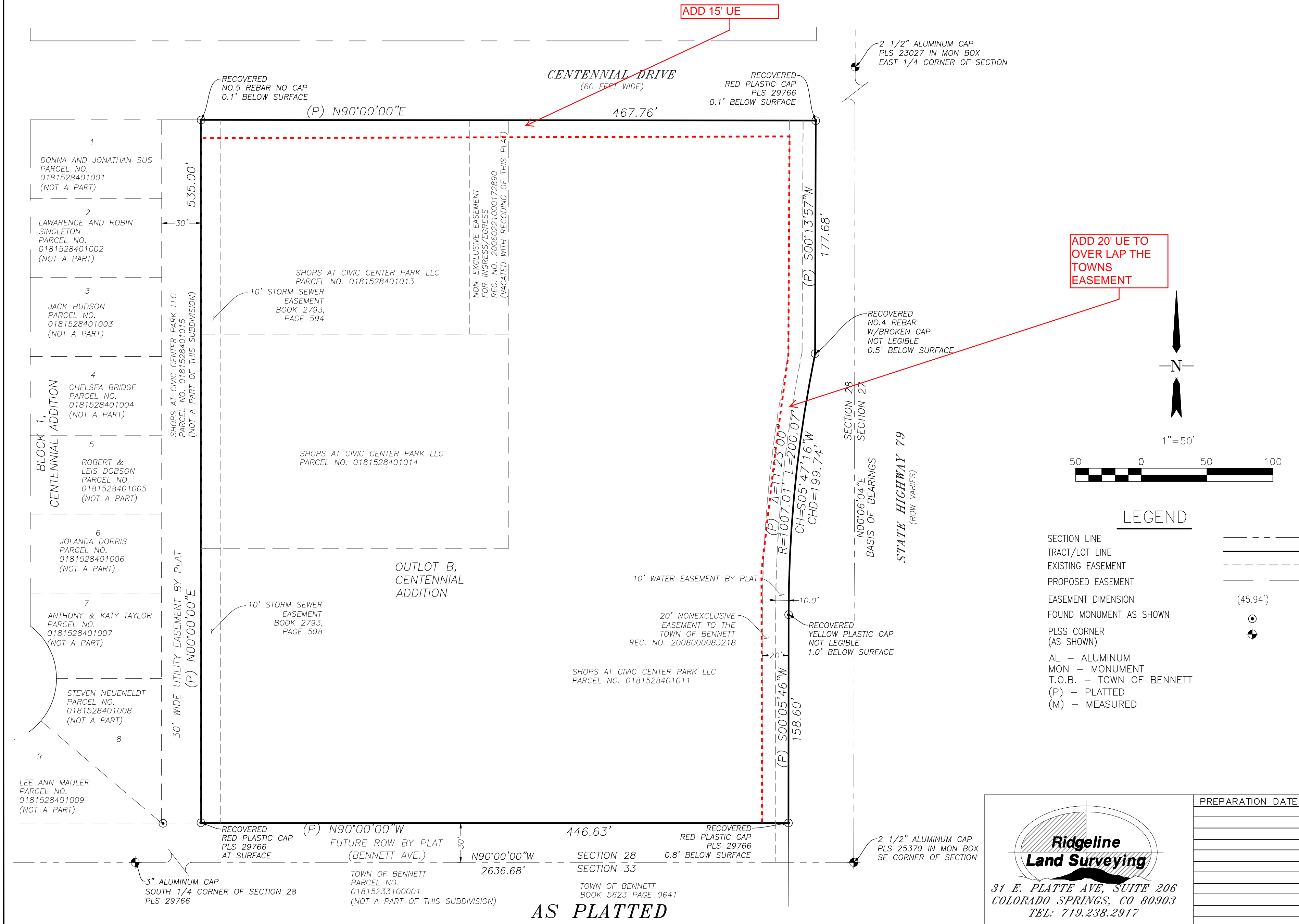
31 E. PLATTE AVE, SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917

PREPARATION DATE	5/6/2021

AS REPLATTED

THE SHOPS AT BENNETT SUBDIVISION CASE NO.

A REPLAT OF A PORTION OF CENTENNIAL ADDITION SUBDIVISION,
A PART OF THE SE 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 63 WEST
OF THE 6TH PRINCIPAL MERIDIAN TOWN OF BENNETT,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 3

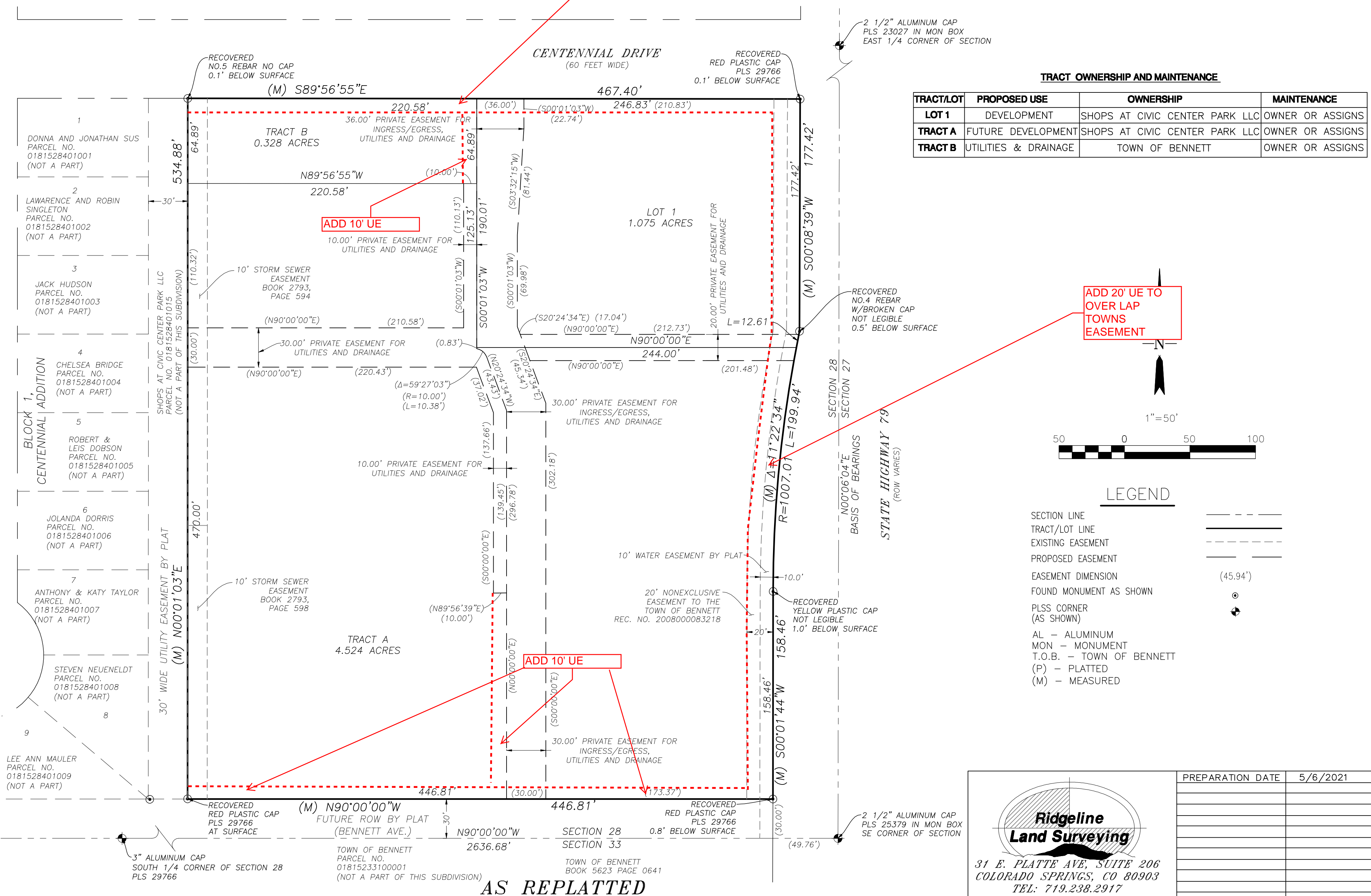


NET ACREAGE	5.898
GROSS ACREAGE	5.898
NUMBER OF TRACTS / ACREAGE	2 / 4.687
NUMBER OF LOTS / ACREAGE	1 / 0.911
NET ACREAGE FOR PUBLIC STREETS	0
NET ACREAGE FOR PRIVATE USE	5.898
NET ACREAGE FOR PUBLIC LAND DEDICATION	0

THE SHOPS AT BENNETT SUBDIVISION

CASE NO.

A REPEAT OF A PORTION OF CENTENNIAL ADDITION SUBDIVISION,
A PART OF THE SE 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 63 WEST
OF THE 6TH PRINCIPAL MERIDIAN TOWN OF BENNETT,
COUNTY OF ADAMS, STATE OF COLORADO
ADD 15' UE
SHEET 2 OF 3





Planning Town Of Bennett <planning@bennett.co.us>

Shops at Bennett Final Plat Referral

2 messages

Town of Bennett Planning <planning@bennett.co.us>

Thu, May 13, 2021 at 7:39 AM

To: Steve Hebert <shebert@bennett.co.us>, Daniel Giroux <dangiroux@terramax.us>, Gabrielle Renner <Gabrielle.Renner@wilsonco.com>, Victoria Flamini <VictoriaFlamini@bennettfireescue.org>, Daymon Johnson <djohnson@bennett.co.us>, ksmalley@adcogov.org, Caleb Connor <calebconnor@bennettfireescue.org>, sarah.e.zawatzki@usps.gov, robinp@bsd29j.com, kendrickplanning@gmail.com, Director@bennettrec.org, Marilyn Cross - CDOT <Marilyn.Cross@state.co.us>, David.dixon@state.co.us, JGutierrez@summitutilitiesinc.com, GVanderstraten@summitutilitiesinc.com, Patw@esrta.coop, Brooks Kaufman <bkaufman@irea.coop>, mculley@lightkelly.com, Julio.Iturreria@i-70reap.com, gburke@jehnwater.com, Robin Price <rprice@bennett.co.us>, Adam Peake <aapeake@summitutilitiesinc.com>

Cc: Rachel Summers <rsummers@bennett.co.us>

All,

Below is a link to the referral package for the Shops at Bennett Final Plat located at the southwest corner of 1st Street (CO Hwy 79) and Centennial Avenue in Bennett.

[Shops at Bennett Final Plat](#)

Please have your comments back to us by June 3, 2021. You can send your comments to Planning@bennett.co.us, or mail to Town of Bennett's mailing address below. Contact Steve Hebert (Shebert@bennett.co.us) or Sara Aragon (Saragon@bennett.co.us) if you have any questions.

Thank you for your time and consideration of this matter.



Planning Department
207 Muegge Way | Bennett CO, 80102
(303)644-3249 | planning@bennett.co.us
townofbennett.colorado.gov

Karl Smalley <KSmalley@adcogov.org>

Thu, May 13, 2021 at 5:32 PM

To: Town of Bennett Planning <planning@bennett.co.us>

The Adams County Sheriff's Office has no objections to this project.

Karl Smalley

From: Town of Bennett Planning <planning@bennett.co.us>

Sent: Thursday, May 13, 2021 7:39 AM

To: Steve Hebert <shebert@bennett.co.us>; Daniel Giroux <dangiroux@terramax.us>; Gabrielle Renner <Gabrielle.Renner@wilsonco.com>; Victoria Flamini <VictoriaFlamini@bennettfireescue.org>; Daymon Johnson <djohnson@bennett.co.us>; Karl Smalley <KSmalley@adcogov.org>; Caleb Connor <calebconnor@bennettfireescue.org>; sarah.e.zawatzki@usps.gov; robinp@bsd29j.com; kendrickplanning@gmail.com; Director@bennettrec.org; Marilyn Cross - CDOT <Marilyn.Cross@state.co.us>; David.dixon@state.co.us; JGutierrez@summitutilitiesinc.com; GVanderstraten@summitutilitiesinc.com; Patw@esrta.coop; Brooks Kaufman <bkaufman@irea.coop>; mculley@lightkelly.com; Julio.Iturreria@i-70reap.com; gburke@jehnwater.com; Robin Price <rprice@bennett.co.us>; Adam Peake <aapeake@summitutilitiesinc.com>

Cc: Rachel Summers <rsummers@bennett.co.us>

Subject: Shops at Bennett Final Plat Referral

Page 124

Please be cautious: This email was sent from outside Adams County

[Quoted text hidden]



Planning Town Of Bennett <planning@bennett.co.us>

Re: Shops at Bennett Final Plat Referral Case Number(s):21.13Project Name: Shops at Bennett Subdivision

Julio Iturreria <julio.iturreria@i-70reap.com>

Sat, May 15, 2021 at 10:24 AM

To: Town of Bennett Planning <planning@bennett.co.us>

Cc: "admin@i-70reap.com" <admin@i-70reap.com>

Town of Benntt Planning:

A resubdivision of 5.898 acres into one lot that will accommodate a retail store and two tracts, one for a water quality pond and the other for future development. The property is currently zoned C –General Commercial.

Based upon the information provided, REAP recommends a favorably on this project for the Town on Bennett.

Thanks for this referral.

Best,

Julio Iturreria

Regional Economic Advancement Partnership

BENNETT PLANNING AND ZONING COMMISSION

RESOLUTION NO. 2021-08

**A RESOLUTION RECOMMENDING APPROVAL OF
A FINAL PLAT FOR THE SHOPS AT BENNETT SUBDIVISION**

WHEREAS, there has been submitted to the Planning and Zoning Commission of the Town of Bennett a request for approval of a Final Plat for the Shops at Bennett Subdivision; and

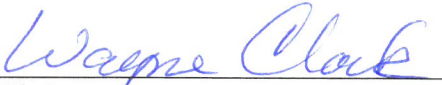
WHEREAS, all materials related to the proposed Final Plat have been reviewed by Town staff and found with conditions to be in compliance with Town of Bennett subdivision and zoning ordinances; and

WHEREAS, after a noticed public hearing, at which evidence and testimony were entered into the record, the Planning and Zoning Commission finds that the proposed Final Plat should be approved subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF BENNETT, COLORADO:

Section 1. The Planning and Zoning Commission hereby recommends approval of the proposed Final Plat for the Shops at Bennett Subdivision, subject to the conditions set forth on Exhibit A, attached hereto and incorporated herein by reference.

PASSED AND ADOPTED THIS 19TH DAY OF JULY 2021.


Chairperson

ATTEST:


Christina Hart, Secretary



EXHIBIT A
Shops at Bennett Subdivision Final Plat
Conditions of Approval

Before recording the final plat, the applicant shall:

1. Update plat notes related to easements and maintenance in a manner directed by Town staff and the Town Engineer;
2. Make other minor modifications as directed by Town staff, the Town Engineer and Town Attorney.

RESOLUTION NO. 878-21

**A RESOLUTION APPROVING A FINAL PLAT FOR
THE SHOPS AT BENNETT SUBDIVISION**

WHEREAS, there has been submitted to the Board of Trustees of the Town of Bennett a request for approval of a final plat for the Shops at Bennett Subdivision; and

WHEREAS, all materials related to the proposed final plat have been reviewed by Town Staff and the Bennett Planning and Zoning Commission and found to be in compliance with the Land Use and Development Regulations in Chapter 16 of the Bennett Municipal Code; and

WHEREAS, after a noticed public hearing, at which evidence and testimony were entered into the record, the Board of Trustees finds that the proposed final plat should be approved subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BENNETT, COLORADO:

Section 1. The Board of Trustees hereby approves the proposed final plat for the Shops at Bennett Subdivision, subject to the conditions set forth on Exhibit A, attached hereto and incorporated herein by reference.

PASSED AND ADOPTED THIS 10th DAY OF AUGUST 2021.

TOWN OF BENNETT

Royce D. Pindell, Mayor

ATTEST:

Christina Hart
Town Clerk

EXHIBIT A
Shops at Bennett Subdivision Final Plat
Conditions of Approval

Before recording the final plat, the applicant shall:

1. Update plat notes related to easements and maintenance in a manner directed by Town Staff and the Town Engineer; and
2. Make other minor modifications as directed by Town Staff, the Town Engineer and Town Attorney.

Suggested Motion

I move to approve Resolution No. 878-21 – A resolution approving a final plat for the Shops at Bennett Subdivision.

**QUASI-JUDICIAL PUBLIC HEARING SCRIPT
BOARD OF TRUSTEES**

MAYOR: I will now open the public hearing on the following application: An application for **Case No. 21.18 Browning Minor Subdivision, Amendment No. 1.**

The purpose of the hearing is to provide a public forum for all interested parties who wish to comment on an application before the Board of Trustees. If you wish to speak please write your name and address on the sign-up sheet or in the chat box and you will be called on.

The Procedure for the public hearing will be as follows:

FIRST, there will be a presentation by the Town staff.

NEXT, we will have a presentation by the applicant.

After these two presentations we will allow people who signed up to speak for up to 3 minutes each. Please **DO NOT REPEAT** points made by others. It is fine to say, "I agree with the previous speaker's comments". Please direct your comments to the Board of Trustees, not the applicant or Town staff.

After receiving public comments, we will allow the applicant an opportunity to respond.

NEXT, the Board of Trustees may ask questions of anyone who testified.

I will then close the public hearing and no further testimony or other evidence will be received. The Board of Trustees will discuss the matter and may take some kind of action.

Public hearings are recorded for the public record. All testimony must be presented, after you give your full name and address.

MAYOR: Do we have proper notification?

[Town Clerk to confirm on record notice has been provided]

Do any Trustees have any disclosures?

[Trustees to disclose conflicts of interests, ex parte contacts, etc]

Town staff, please introduce the applicant and provide your staff report.

[Staff presentation]

Will the applicant or the applicant's representative present the application?

[Applicant presentation]

Do any of the Trustees have questions of the applicant or Town staff?

[Question and Answer]

MAYOR: I will now open the public comment portion of the public hearing. For those wishing to speak, please clearly state your name and address for the record.

Has anyone signed up to speak at this public hearing?

[If more than one person has signed in, call them in order.]

Is there any interested party in the audience that has not signed up but who wishes to speak regarding the application?

[Additional public comment]

If there is no more public comment, I will now close the public comment portion of the public hearing.

MAYOR: Does the applicant wish to respond to any of the comments?

[Opportunity for applicant to provide any rebuttal evidence]

MAYOR: Before we turn to Trustee questions and deliberation, I want to state that the documents included within the record for this public hearing include all application materials submitted by the applicant; all materials included in the Board of Trustee packets; any PowerPoint or other presentations given tonight; all written referral and public comments received regarding the application; the public comment sign-up sheet; the public posting log and photographs of the notice, and the Town's subdivision and zoning ordinances and other applicable regulations. Does anyone have any objection to inclusion of these items in the record?

MAYOR: I will now close the public hearing and the Trustees will deliberate on the evidence presented. During deliberations, Trustees may ask questions of Town staff, but no further public comment or other testimony or evidence will be received.

Who would like to begin?

Who is next?

Any other questions or comments

[If anyone believes the applicable criteria have not been met, then please explain why so we have those reasons for the record.]

MAYOR: We have a draft Resolution in front of us and I would entertain a motion.

May we have a Roll-Call vote?

Motion carries/fails.

STAFF REPORT



welcome neighbors.

TO: Mayor and Town of Bennett Board of Trustees
FROM: Steve Hebert, Planning and Economic Development Manager
DATE: August 10, 2021
SUBJECT: Case No. 21.18 – Browning Minor Subdivision, Amendment No. 1

Applicant: Lawrence Traylor and Rochelle Fielder

Location: 170 Washington Street (See Vicinity Map)

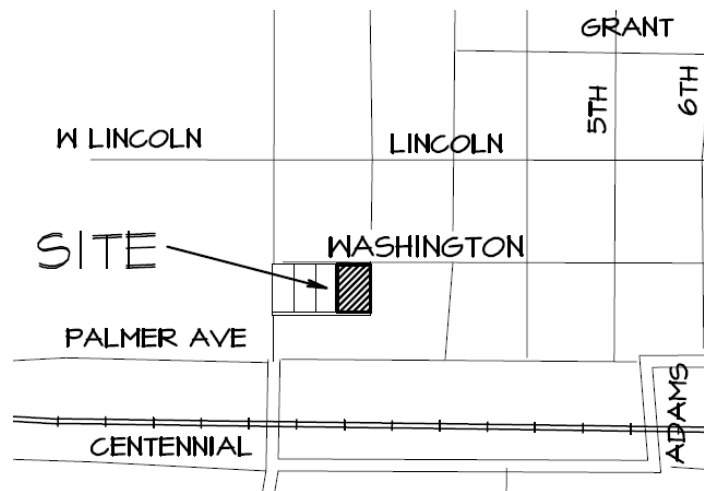
Purpose: Final Plat to Create Two Lots for Single-Family Detached Homes

Background

Case No. 21.18 is a proposed amendment of the Browning Minor Subdivision Final Plat that would subdivide Lot 4 of the subdivision into two lots. Lot 4 is currently 11,469 square feet. The amended plat would divide Lot 4, vacate 30 feet of Town street right-of-way (ROW) and create two new lots of 7,779 square feet each.

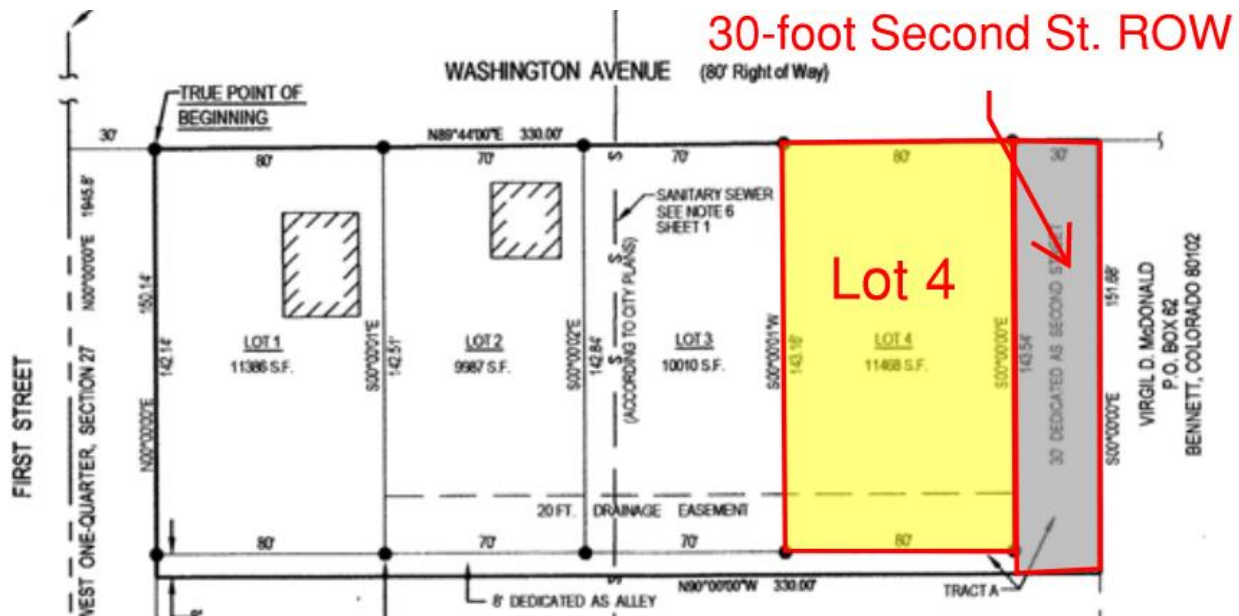
The property is located at the southwest corner of 2nd Street and Washington Avenue. See the vicinity map below. As discussed later, 2nd Street has never been improved as a public street south of Washington Avenue. Note: Different mapping sources, including Adams County GIS, Google Maps, etc. abbreviate Bennett's north-south streets, e.g. 2nd or 3rd Street. Others, including recorded plats, use Second and Third.

Vicinity Map



The original Browning Minor Subdivision was approved by the Town Board of Trustees in October 2005. The subdivision created four lots fronting on Washington Avenue between 1st Street and the 2nd Street alignment and dedicated a 30-foot wide parcel along the east side of Lot 4 for the extension of 2nd Street. Lot 4 of the subdivision was recently purchased by the applicants.

Below is a subsection of the Browning Minor Subdivision with Lot 4 highlighted in yellow and the 30-foot Town 2nd Street ROW highlighted in gray. Note: The street ROW east of Lot 4 and an 8-foot strip were dedicated to the Town via the plat, as Tract A.



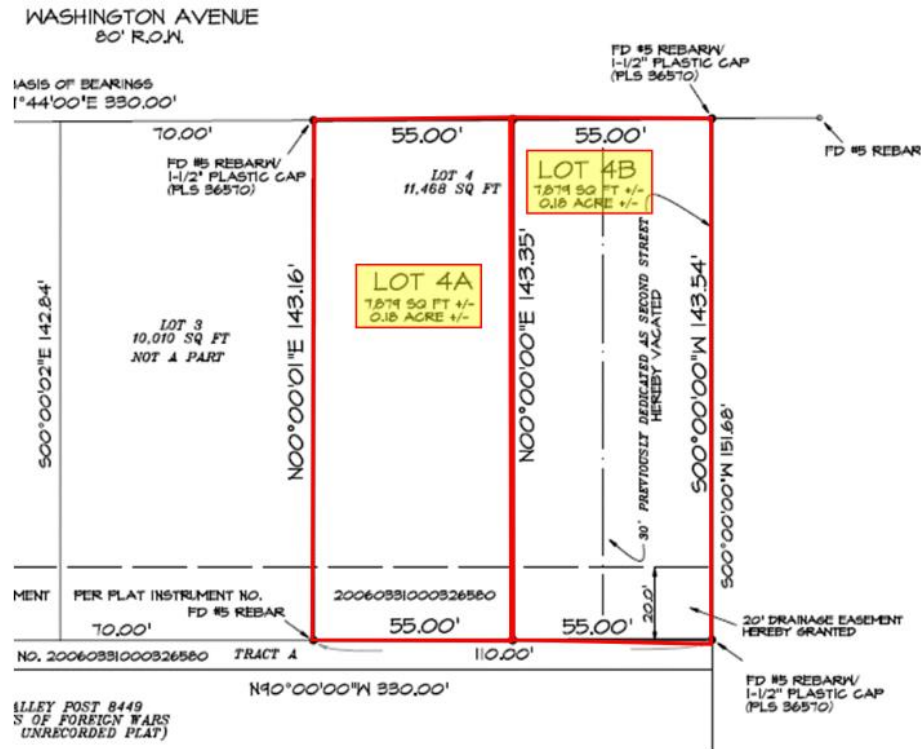
History of the 2nd Street Right-of-Way

The Town Board of Trustees vacated the 2nd Street ROW in September 2001 by Ordinance No. 447. The ordinance stated: *"The Board of Trustees has determined that the Town does not ever intend to build the portion of Second Street between Washington Avenue and Palmer Avenue, and as such, that portion of Second Street between Washington Avenue and Palmer Avenue is no longer required for public use or convenience and that it is in the public interest to vacate the portion of Second Street between Washington Avenue and Palmer Avenue."* See Ordinance No. 447 attached to this report. At the time of vacation, the eastern 30 feet of the 2nd Street ROW was conveyed to the McDonald property to the east. See the McDonald survey attached.

When the Browning Minor Subdivision Plat was approved in 2005, the west half (30 feet) of the 2nd Street ROW was inadvertently rededicated to the Town. Town Staff has confirmed the Town does not intend to build 2nd Street south of Washington and the ROW should be vacated once again. The proposed Browning Minor Subdivision, Amendment No. 1 vacates the 30-foot 2nd Street ROW.

Proposed Subdivision Plat

The illustration below shows the proposed lot layout, creating two lots to be known as 4A and 4B. After vacating the 2nd Street ROW, each lot will be 7,789 sq. ft. in size.



Zoning and Land Use Regulations

The subject property is currently zoned R-1 – Low Density Residential District. The map below shows the zoning of the surrounding area, including a mix of residential, commercial and public zone districts and land uses.

Zoning of 170 Washington and Surrounding Area



The table below summarizes the zoning and land use on properties immediately adjacent to the subject property.

Direction	Adjacent Zone District	Land Use
North	R-1 - Low Density Residential District	Residential
East	MH- Mobile Home District	Residential (mobile home park)
South	C- General Commercial District	Commercial (VFW)
West	R-1 - Low Density Residential District	Residential

Below are the key lot standards for the R-1 District pertinent to this proposed plat.

	R-1 Standard	Proposed
Minimum Lot Area	7,500 sq. ft.	7,789 sq. ft.
Minimum Lot Width	70 ft.	55 ft.

The subject property also lies within the RMU – Old Town Residential Mixed Use Overlay District. Section 16-2-485 of the Bennett Municipal Code established the RMU Overlay District to promote reinvestment in, and protect the existing character of, Bennett's original residential neighborhoods. A primary objective of the RMU District is *"to provide property owners flexibility for building renovation and redevelopment along with opportunity for relief from lot restrictions associated with underlying R-1 zoning."*

Although the proposed lots meet the minimum lot area, at 55 feet wide, they do not meet the minimum lot width of 70 feet. However, the RMU Overlay District enables the Zoning Administrator to approve *"an administrative variance from the underlying R-1 zoning district development standards on non-conforming lots in the RMU Overlay District where development, redevelopment or renovations would otherwise not be feasible."* The Zoning Administrator has indicated her support of an administrative variance related to lot width.

Public Services and Utilities

Water

Water will be provided by the Town of Bennett.

Sanitary Sewer

Sanitary sewer will be provided by the Town of Bennett.

Stormwater Management

Stormwater will be collected and conveyed in accordance with Town standards to prevent any on-site or off-site flooding.

Access, Traffic and Streets

Local access is provided by Washington Avenue.

Fire and Rescue

Bennett-Watkins Fire Rescue will provide fire protection service. Development will be subject to the International Fire Code (IFC).

Gas, Electricity and Telecommunications

Natural gas will be provided by Colorado Natural Gas, electricity by IREA and telecommunications by Eastern Slope Technologies (ESRTA) or Comcast. Appropriate easements for these providers will be identified on the final plat.

Public Land Dedication Requirements

Bennett School District 29J

The school district has asked for cash-in-lieu of land dedication in the amount of \$2,095.47.

Staff Analysis and Findings

Per Section 16-4-380 of the Bennett Municipal Code, the Town shall use the following criteria to evaluate the applicant's final plat application:

- A. The final plat incorporates recommended changes, modifications and conditions attached to the sketch plan unless otherwise approved by the Planning Commission.

Staff Finding: A Sketch Plan is not required for a minor subdivision that creates fewer than four lots.

- B. All applicable technical standards in accordance with this Chapter and adopted Town documents have been met.
 - 1. To establish appropriate standards for subdivision design that will:
 - a. Encourage the development of sound, economical and stable neighborhoods and healthy living environments, in conformance with the goals and policies of the Comprehensive Plan.
 - b. Provide lots of adequate size, configuration and design for the purpose for which they are intended to be used.
 - c. Promote superior design and design flexibility.
 - d. Preserve the significant natural features and environmental quality of the Town.
 - e. Guide the physical development of the Town in ways that complement the Town's character and culture.
 - f. Promote a cohesive sense of community among new and current residents, precluding neighborhood design or restrictions that in any way isolate any neighborhood from the rest of the community.
 - g. Provide complete and accurate public land records.

Staff Finding: The proposed minor subdivision will accommodate new development that meets the standards of good subdivision design.

- 2. To establish standards for utilities and other public services that will:
 - a. Provide an efficient, adequate and economical supply of utilities and services to land proposed for development without adverse effects to property that is currently served.
 - b. Ensure that adequate stormwater drainage, sewage disposal, water supply and other utilities, services and improvements needed as a consequence of the subdivision of the land are provided.
 - c. Provide for the reasonable extension of utilities and services to other lands that may be developed in the future.
 - d. Provide the equitable distribution of the cost of new and expanded public services needed to support new land development.

Staff Finding: The proposed minor subdivision will accommodate extension of utilities and public services to serve both lots.

3. To ensure the provision of adequate and safe traffic circulation that will:
 - a. Minimize traffic hazards through appropriate street design, providing safe and convenient vehicular and pedestrian traffic circulation systems.
 - b. Provide adequate vehicular access to abutting properties.
 - c. Provide streets of adequate capacity and appropriate design and function.

Staff Finding: Washington Avenue provides adequate and appropriate access to the proposed lots.

4. To ensure adequate public facilities that will:
 - a. Provide for the recreational, cultural, educational and other public facility needs of the community.
 - b. Facilitate effective law enforcement and fire protection.

Staff Finding: Adequate public facilities are available to the proposed lots.

5. To contribute to the proper development of the community in accordance with the goals and policies of the Comprehensive Plan as it may be updated from time to time.

Staff Finding: The proposed plat is consistent with the principles in the 2015 Town of Bennett Comprehensive Plan related to:

- **Mixed land uses**
- **Diversity of housing types**
- **Access to open space, trails and parks (Trupp Park is less than a block west of the proposed subdivision).**
- **Contiguous development**
- **A variety of transportation choices**

C. Compliance with Zoning Regulations

Staff Finding: As noted earlier, with the Zoning Administrator's administrative variance to the minimum lot size, the proposed plat will be in compliance with the Town of Bennett Zoning Regulations.

Public Comment

Notice of the August 10, 2021, Board of Trustees public hearing was published in the Eastern Colorado News, posted on the subject property and sent to all property owners within 300 feet of the property. One resident has inquired about the ROW vacation as well as the lot width. No official objection has been submitted.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission reviewed Case No. 21.18 – Browning Minor Subdivision on July 19, 2021. The Commission recommends approval of the proposed final plat for the Browning Minor Subdivision, Amendment No. 1. See the attached Resolution No. 2021-09.

Staff Recommendation

Staff finds the proposed final plat is in compliance with the Subdivision Regulations in Chapter 16, Article IV of the Bennett Municipal Code. Staff also finds the plat has been processed according to Section 16-4-360 and meets the approval criteria in 16-4-380. Based upon these findings, Staff recommends the Board of Trustees approve Case No. 21.18 – Browning Minor Subdivision, Amendment No. 1 with the following conditions:

Before recording the final plat, the applicant shall:

1. Update plat notes related to easements and maintenance in a manner directed by the Town Engineer
2. Make other minor modifications as directed by Town Staff, the Town Engineer and Town Attorney.

Attachments

1. Staff PowerPoint Presentation (PDF)
2. Land Use Application
3. Proposed Final Plat
4. Ordinance No. 447
5. McDonald Property Survey
6. Town Staff Redline Comments
7. Town Engineer's Referral Response
8. Town Attorney's Referral Response
9. Bennett-Watkins Fire Rescue Response
10. IREA Response
11. Planning and Zoning Commission Resolution 2021-09
12. Resolution No. 879-21

The background features a stylized illustration of a water tower on the right side, set against a blue sky with light blue diagonal stripes. Below the tower are rolling hills in shades of green and yellow, with a light blue body of water in the foreground. The text is positioned on the left side of the image.

Case No. 21.18 Browning Minor Subdivision Amendment No. 1 Final Plat

Town of Bennett Board of Trustees

August 10, 2021

Steve Hebert, Planning & Economic Development Manager

Lot 4 Browning Subdivision – (170 Washington Ave.) Vicinity Map



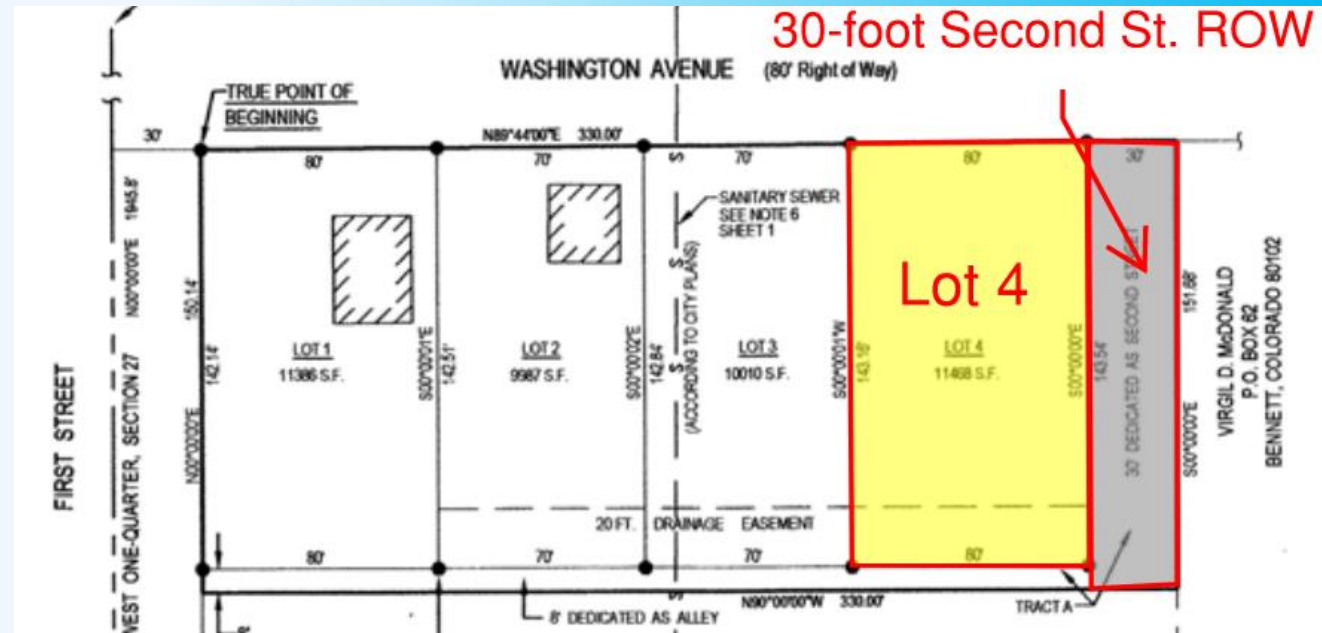
Lot 4 Browning Subdivision – (170 Washington Ave.) Close-up



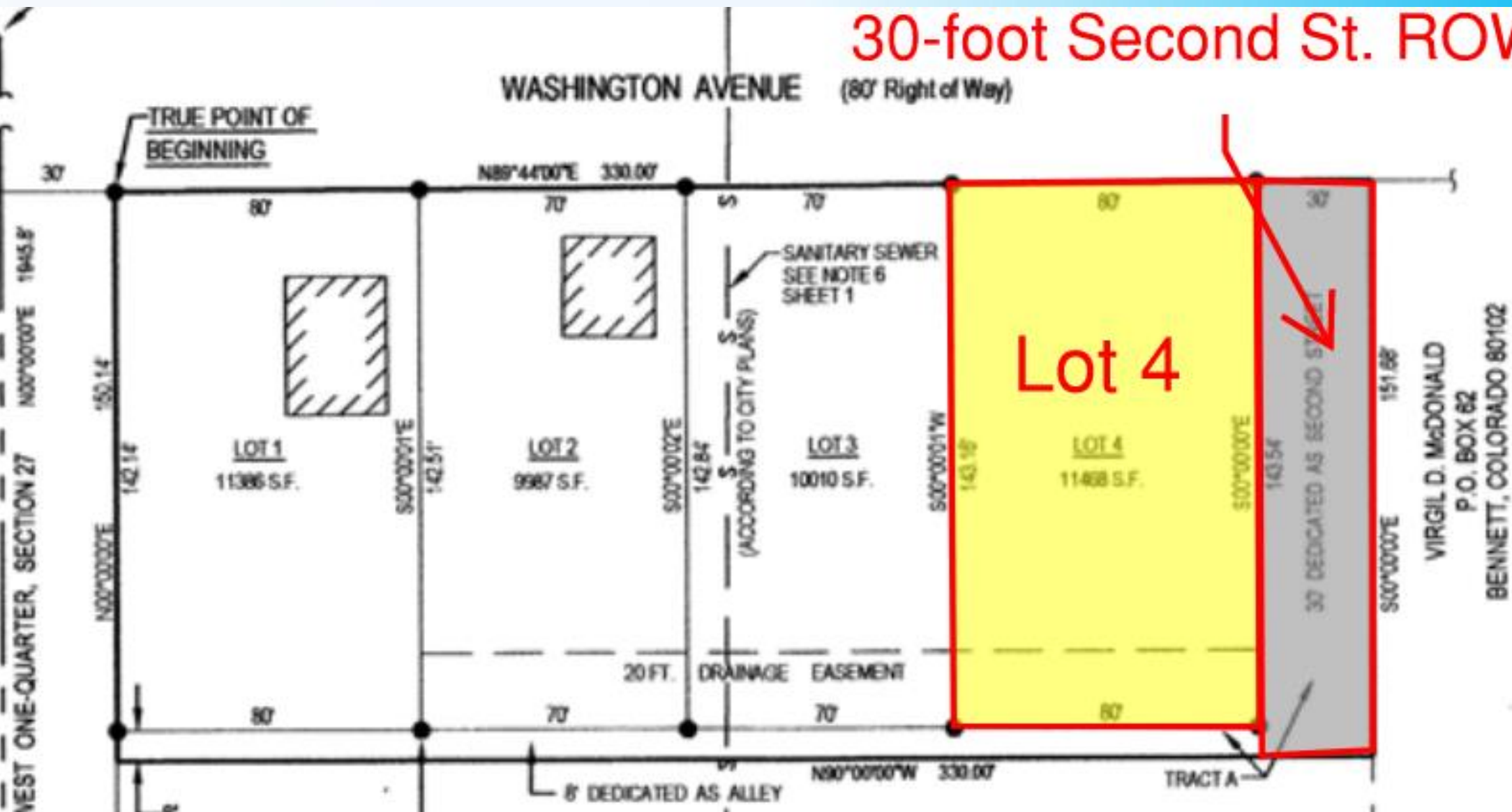
Case No. 21.18

History

- All of the 2nd St. right-of-way (ROW) vacated in 2001
- Browning Minor Subdivision approved in 2005, creating 4 lots
- 2005 final plat inadvertently rededicated the western 30 ft. of ROW for 2nd St.



FIRST STREET



30-foot Second St. ROW

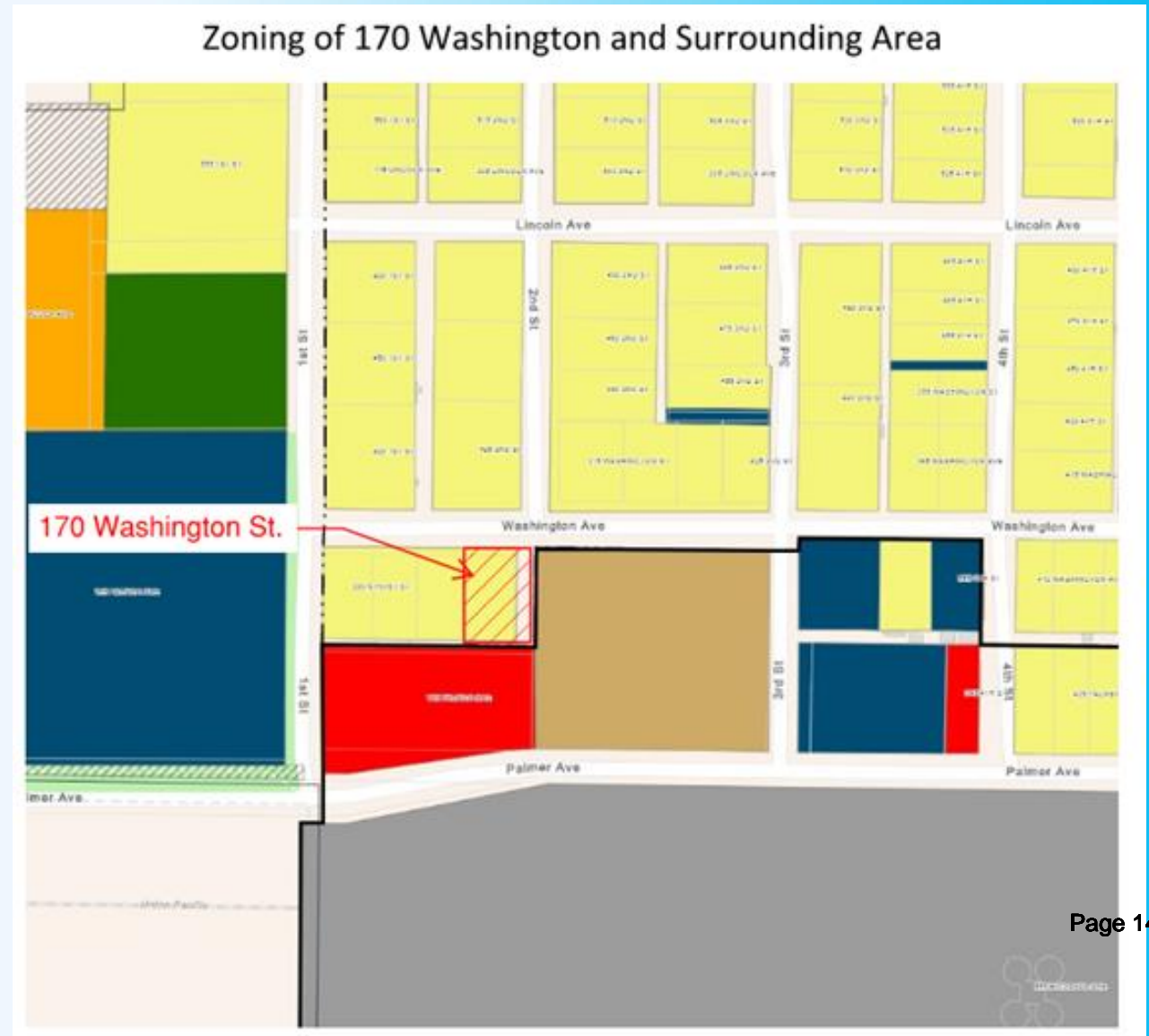
Lot 4

- Vacate western half of 2nd St. ROW once again
- Results in one large parcel of 110-ft. wide
- Divide into two lots, each 55-ft. wide and 7,879 sq. ft. in size
- Dedicate appropriate easements to the Town for utilities and stormwater



Zoning

- Lot 4 is zoned R- 1 – Low Density Residential District
- Also lies within the RMU – Old Town Residential Mixed Use Overlay District
- Overlay district allows for an administrative variance from R-1 standards
- Applicant requests an administrative variance to lot width



Surrounding Zoning and Land Use

Direction	Adjacent Zone District	Land Use
North	R-1 - Low Density Residential District	Residential
East	MH- Mobile Home District	Residential (mobile home park)
South	C- General Commercial District	Commercial (VFW)
West	R-1 - Low Density Residential District	Residential

Proposed Lot Size and Width

	R-1 Standard	Proposed
Minimum Lot Area	7,500 sq. ft.	7,789 sq. ft.
Minimum Lot Width	70 ft.	55 ft.*

* Old Town Residential Mixed Use Overlay District allows for administrative variances to lot standards. Zoning Administrator has given preliminary approval of 55-foot lot width.

Available Infrastructure, Services and Utilities

- Access via Washington Avenue
- Town water, sanitary sewer and stormwater
- Bennett Watkins Fire Rescue
- IREA Electric
- Colorado Natural Gas
- Bennett School District 29J

Staff Findings on Case No. 21.18

Per Section 16-4-380 of the Bennett Municipal Code, the Town shall use the following criteria to evaluate the applicant's final plat application:

- No sketch plan required for a minor subdivision.
- All applicable technical standards in accordance with this Chapter and adopted Town documents will be met.
- The proposed reconfiguration of the lots will accommodate new development that meets the standards of good subdivision design.
- The proposed plat will accommodate extension of utilities and public services to serve future residential development.
- No public facilities are anticipated as part of this subdivision.
- All lots will meet the standards set forth in the R-1 Low Density Residential District and the Old Town Residential Mixed Use District, subject to an administrative variance to the minimum lot width.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission reviewed Case No. 21.18 – Browning Minor Subdivision, Amendment No. 1 Final Plat on July 19, 2021. The Commission adopted Resolution No. 2021-09 recommending approval of the proposed final plat.

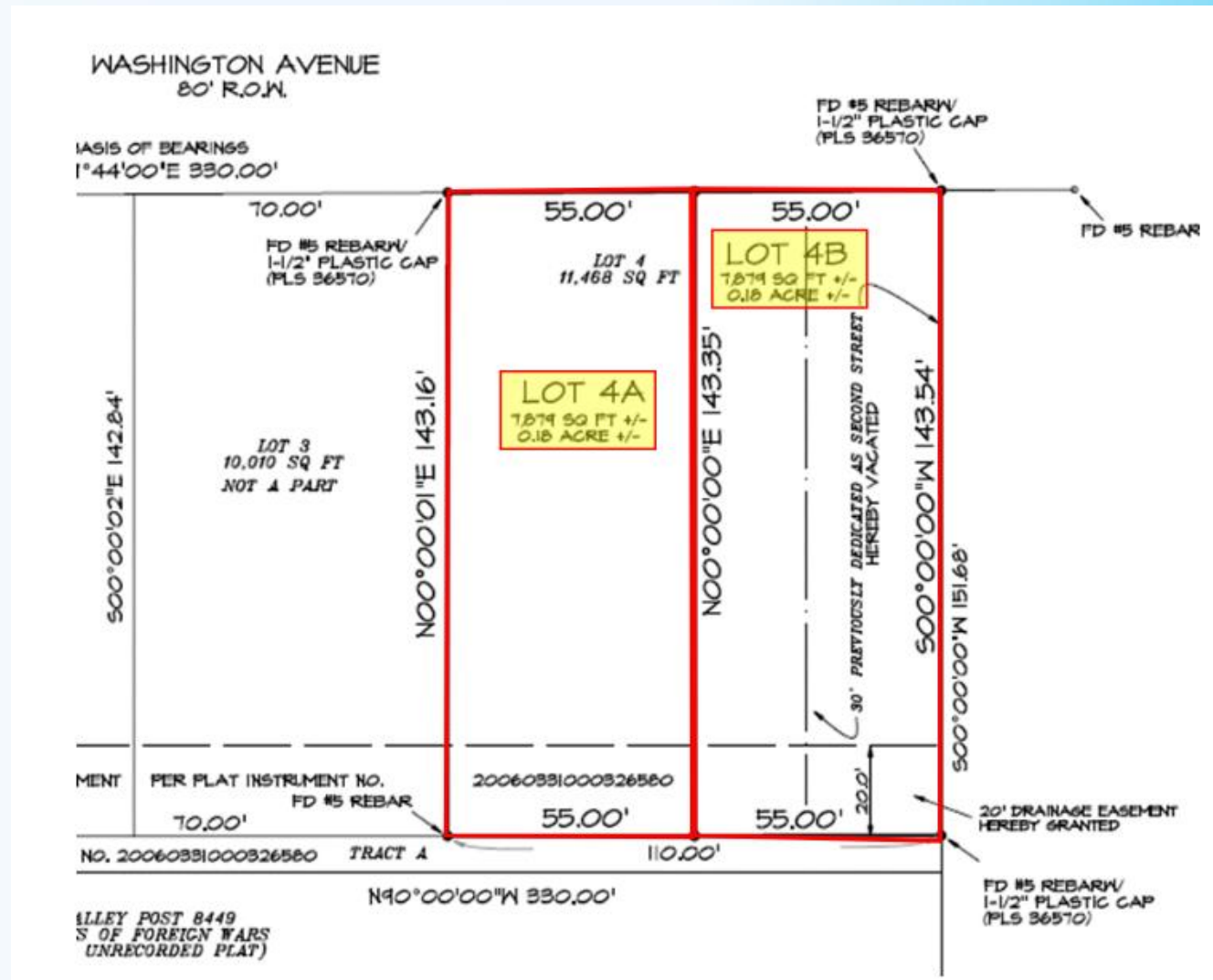
Staff Recommendation

Staff recommends the Board of Trustees adopt Resolution No. 879-21 approving the Browning Minor Subdivision, Amendment No. 1, with the following conditions:

Before recording the final plat the applicant shall:

1. Update plat notes related to easements and maintenance in a manner directed by Town Staff and the Town Engineer
2. Make other minor modifications as directed by Town Staff, the Town Engineer and Town Attorney.

Questions and Comments?



21.18

Town of Bennett Land Use Application Form

TO BE COMPLETED BY APPLICANT

Application
Type:

Other

Other _____

Primary Contact Name: Lawrence Traylor

Name of Firm: N/A

Address: PO Box 328

City: Bennett

State: CO

Zip: 80102

Phone: 303 888 1124

Email: larrytraylor2@gmail.com

Owner Name: Lawrence Traylor / Rochelle Fielder

Address:

City: S A

State: M

Zip: E

Phone:

Email:

Mineral Estate Holder/Lease: Unknown / N/A

Name of Firm:

Address:

City:

State:

Zip:

Phone:

Parcel#:

Subdivision Name: Browning

Site Address: 170 Washington Ave Bennett, CO 80102

Nearest Major Intersection: 2nd + Washington

Legal Description: Sec 27, Township 3 South, Range 63 West, 6th PM Adams Co. Colo

Current Zoning: RM 2 ?

Proposed # lots/units: 2 / 2

Total Acreage: .46

Gross Floor Area: 3190

Proposed Gross Densities (du/ac):

Additional Notes: Intend to subdivide vacant lot with the add'l 30' eastment on the east side of property and develop to allow for 2 new single fam. homes. Request R1 zoning.

All Submittal Requirements must accompany this application. All applicable fees must be paid at the time of application. Any extraordinary cost incurred by the Town of Bennett in reviewing and processing this application is the responsibility of the applicant.

An executed cost agreement must be attached to this application pursuant to Sec. 16-1-325 of the Bennett Municipal Code.

I understand this is an application only, it must be approved by the Town, and any required building permits must be obtained before the property can be used in accordance with the request. I hereby acknowledge all of the above information is correct.

Applicant's Signature:

Lawrence Traylor

Date:

6/1/21

BROWNING MINOR SUBDIVISION, FIRST AMENDMENT

TOWN OF BENNETT
ADAMS COUNTY
STATE OF COLORADO
SHEET 1 OF 1

A PORTION OF THE SOUTHWEST ONE QUARTER (SW 1/4) SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE CONSIDERATION THAT THE NORTH LINE OF LOT 4 BEARS N89°44'00"E AS SHOWN HEREON BETWEEN THE MONUMENTS IDENTIFIED.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR OR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4. THE SURVEY REPRESENTED BY THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY _____ TO DETERMINE EASEMENTS OR RIGHT-OF-WAY OF RECORD. ALL INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY WAS BASED ON _____ TITLE COMMITMENT ORDER NO. _____, EFFECTIVE DATE OF _____, 20____ AT ____:____ A.M./P.M.
5. THE SUBJECT PROPERTY SHOWN HEREON DO NOT LIE WITHIN ANY 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 08001C0718H, DATED: MARCH 5, 2007.

OWNERSHIP AND DEDICATION:

KNOW ALL MEN, BY THESE PRESENTS, THAT THE UNDERSIGNED LARRY TRAYLOR, BEING THE OWNERS OF THE LAND SHOWN IN THIS AMENDED FINAL PLAT AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

LOT 4, BROWNING MINOR SUBDIVISION AND THE WEST 30 FEET OF SECON STREET ADJOINING LOT 4, TOWN OF BENNETT, ADAMS COUNTY, COLORADO.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF BROWNING SUBDIVISION FIRST AMENDMENT, A SUBDIVISION OF A PART OF THE TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF BENNETT TRACT A (THE STREET AND ALLEY) AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF BENNETT AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE PUBLIC ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF BENNETT, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF BENNETT, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF BENNETT SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF BENNETT, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES AND/OR OTHER SERVING PUBLIC ENTITIES, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALLY FRANCHISED UTILITIES AND/OR OTHER SERVING PUBLIC ENTITIES, AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF BENNETT, COLORADO.

OWNER(S): LARRY TRAYLOR

BY:
OWNER: LARRY TRAYLOR, LOT 4, BROWNING MINOR SUBDIVISION
BENNETT, COLORADO 80102

STATE OF COLORADO } SS
COUNTY OF ADAMS }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____

NOTARY PUBLIC

MY COMMISSION EXPIRES

LENDERS CONSENT

THE UNDERSIGNED _____ AS THE BENEFICIARY OF DEED OF TRUST RECORDED AT RECEPTION NO _____ CLERK AND RECORDER, WHICH CONSTITUTES A LIEN UPON THE PROPERTY DESCRIBED ON THE ACCOMPANYING PLAT, HEREBY CONSENTS TO THIS PLAT, CONSENTS TO THE DEDICATION OF THE STREETS, ALLEYS, EASEMENTS, TRACTS AND OTHER PUBLIC USES AS SHOWN ON THIS PLAT, AND FOREVER RELEASES SAID LANDS FROM THE LIEN CREATED BY SAID INSTRUMENT.

BENEFICIARY

(SIGNATURE) _____

(TITLE) _____

DATE: _____

ADDRESS: _____

CERTIFICATE OF SURVEY:

I, JOHNNY CALVIN HICKS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY OF "BROWNING MINOR SUBDIVISION, FIRST AMENDMENT" WAS MADE UNDER MY SUPERVISION AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY..

DATE OF PREPARATION: MAY 13, 2021.

SIGNED _____
JOHNNY CALVIN HICKS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 36570
FOR AND ON BEHALF OF DAVID E. ARCHER & ASSOCIATES INC.
105 WILCOX STREET,
CASTLE ROCK, COLORADO 80104

THIS IS TO CERTIFY THAT THE PLAT OF BROWNING MINOR SUBDIVISION WAS APPROVED ON THIS ____ DAY OF _____, 20____, AND THAT THE MAYOR OF THE TOWN OF BENNETT ON BEHALF OF THE TOWN OF BENNETT, HEREBY ACKNOWLEDGED SAID MINOR PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

(MAYOR) _____ ATTEST: TOWN CLERK _____

RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF ADAMS }

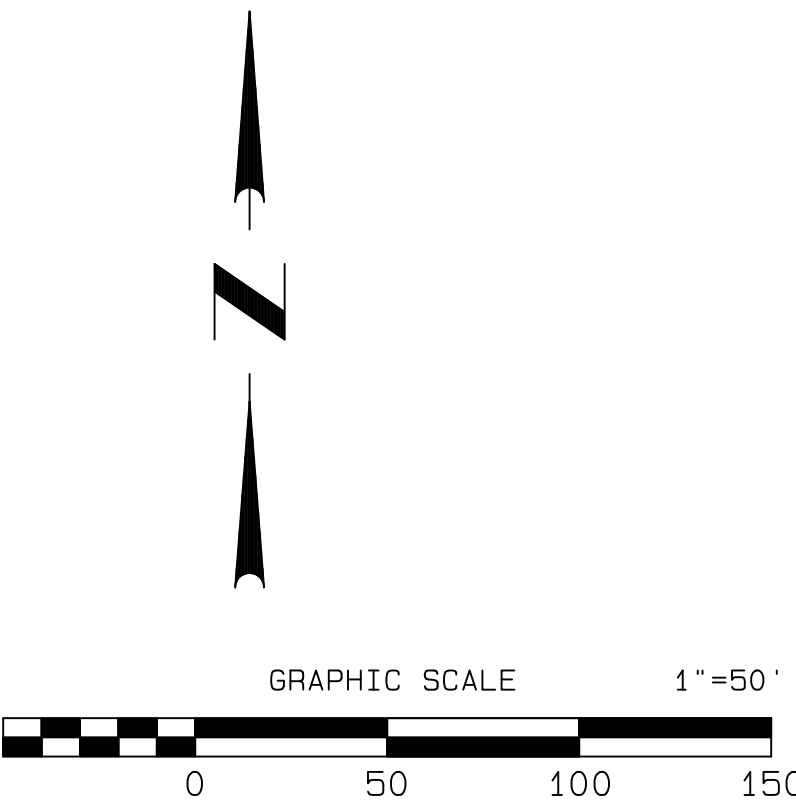
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, AT ____:____ O'CLOCK ____M
IN BOOK ____ AT PAGE ____ FILE _____, MAP _____, INSTRUMENT NO. _____

(CLERK AND RECORDER) _____



BY: _____

LINETYPE LEGEND

- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SECTION LINE



VICINITY MAP
-NTS-

REVISIONS	 	TITLE BROWNING MINOR SUBDIVISION FIRST AMENDMENT In Sec. 27, Township 3 South, Range 63 West, 6th PM, Adams County, Colorado.
	SCALE 1"=50'	DATE 5-1-2020
	DR. MLD	CLIENT LARRY TRAYLOR
	APVD.	JOB NUMBER 20-0407
	LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4642 105 WILCOX ST. CASTLE ROCK, COLORADO 80104	Sheet 1 of 1

ORDINANCE NO. 447

AN ORDINANCE PROVIDING FOR THE VACATION OF
A PORTION OF A CERTAIN STREET
WITHIN THE TOWN OF BENNETT, COLORADO

WHEREAS, the Board of Trustees of the Town of Bennett has previously made provisions for the establishment of certain streets to be located within the Town, and in particular, the provision of Second Street from Palmer Avenue north to Truman Avenue; and

WHEREAS, the portion of Second Street between Washington Avenue and Palmer Avenue has never been built; and

WHEREAS, the Board of Trustees has determined that the Town does not ever intend to build the portion of Second Street between Washington Avenue and Palmer Avenue, and as such, that the portion of Second Street between Washington Avenue and Palmer Avenue is no longer required for public use or convenience and that it is in the public interest to vacate the portion of Second Street between Washington Avenue and Palmer Avenue; and

WHEREAS, the Board of Trustees has determined that the benefits to the public as a result of vacating the portion of Second Street between Washington Avenue and Palmer Avenue predominate any private interests that may be benefited therefrom.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BENNETT, COLORADO AS FOLLOWS:

1. The portion of Second Street between Washington Avenue and Palmer Avenue located within the Town of Bennett, County of Adams, State of Colorado is hereby vacated.

2. That all of said portion of Second Street being in the Plat of the Town of Bennett, County of Adams, State of Colorado.

3. That the Mayor and Town Clerk are hereby authorized, empowered and directed to execute, on behalf of the Town of Bennett, such other documents as may be or are necessary to effectuate the vacation of the real property vacated by this Ordinance.


4. That all prior ordinances or parts of such prior ordinances, codes or parts of codes in conflict with the provisions of this Ordinance are hereby repealed.

5. If any paragraph, section, sub-section, sentence, clause or phrase of this Ordinance is, for any reason, held to be invalid, unconstitutional and/or unenforceable, such provisions shall be deemed to be separate, distinct and independent and the remaining provisions of this Ordinance shall continue in full force and

effect.

INTRODUCED, ADOPTED AND ORDERED PUBLISHED BY TITLE ONLY THIS
11TH DAY OF SEPTEMBER, 2001.




Alfred Pete Pedro, Mayor

ATTEST:


Tam M. Intermill, Town Clerk

I, Tam M. Intermill, being the Town Clerk for the Town of Bennett, Colorado, hereby certify that I have personal knowledge of all the facts set forth in this certificate, and that this Ordinance was published, by title only, on the 11th day of September, 2001, which was subsequent to its adoption, in the Eastern Colorado News, which is a newspaper of general circulation in the Town of Bennett, Colorado, all in accordance with C.R.S. Section 31-16-101 et seq.



PUBLISHER'S AFFIDAVIT

STATE OF COLORADO

)SS

COUNTY OF ADAMS

I, Douglas Claussen, Publisher & Editor, or GEORGINA HAMILTON, designated agent of the **Eastern Colorado News**, a weekly newspaper, printed and published in the **County of Adams** and **State of Colorado**, do hereby certify that the foregoing notice was published in said newspaper, published in the regular and entire issue of said newspaper, once each week for ONE successive weeks; that the first publication of said notice was in the issue of said newspaper date:

SEPTEMBER 21, 2001

and the last publication of said notice was in the issue of said newspaper date:

SEPTEMBER 21, 2001

and that copies of each number of said paper in which said notice and/or list(s) were published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to the accustomed mode of business in this office.

Debra Hamilton
AGENT Publisher/Editor

The above certificate of publication was subscribed and affirmed to before me, a Notary Public, to be the identical person described in the above certificate, on the

28 day of SEPTEMBER, 2001

Deborah Lee Olsen
Notary Public

4-30-05
(My Notary Public Commission Expiration Date)

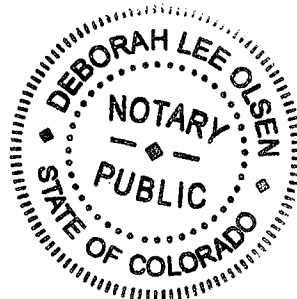
LEGAL NOTICE

TOWN OF BENNETT
ORDINANCE NO. 447

AN ORDINANCE PROVIDING FOR THE VACATION OF A PORTION OF A CERTAIN STREET WITHIN THE TOWN OF BENNETT, COLORADO.
INTRODUCED, ADOPTED AND ORDERED PUBLISHED BY TITLE ONLY THIS 11th DAY OF SEPTEMBER 2001.

BY ORDER OF TAM M. INTERMILL,
TOWN CLERK, TOWN OF BENNETT.

Legal #22
Published in the Eastern Colorado News September 21, 2001.



STATE OF COLORADO: AND
BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 2, PLAT OF THE TOWN OF BENNETT, THENCE
NORTH ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 260 FEET, THENCE EAST 30
FEET, TO THE CENTER LINE OF 3RD STREET, THENCE SOUTH 260 FEET, THENCE WEST 30 FEET TO
THE POINT OF BEGINNING, BEING A PART OF THE STREET FORMERLY KNOWN AS 3RD STREET, LYING
EAST AND ADJACENT TO SAID BLOCK 2, COUNTY OF ADAMS, STATE OF COLORADO.

1. OWNERSHIP OF THE TRACT OF LAND.
2. COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND.
3. RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY. A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY MAY DISCLOSE FACTS NOT REFLECTED ON THIS SURVEY. CORNER MONUMENTS WERE SET, OR FOUND AND ACCEPTED AS INDICATED HEREON.

KEITH WESTFALL, COLORADO PLS 30127
FOR AND ON BEHALF OF
HIGH PRAIRIE SURVEY CO.

DEPOSITED THIS _____ DAY OF _____, 20_____, IN THE COUNTY SURVEYOR'S
LAND SURVEY PLATS/RIGHT-OF-WAY SURVEYS AT RECEPTION NUMBER _____, IN
THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER.

SIGNED _____

"NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon."

DATE: REVISIONS:

REFERENCE DWG:

High Prairie Survey Co.

LAND SURVEYING CONSTRUCTION STAKING
OIL AND GAS SURVEYING
303-621-8672 FAX 303-621-2717

P.O. BOX 384 KIOWA, COLORADO 80117	SCALE 1"=100'	DATE 12/31/2012	DRAWN BY D. COTTER
---------------------------------------	------------------	--------------------	-----------------------

SHEET	1	OF	1	12257-BD
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BROWNING MINOR SUBDIVISION, FIRST AMENDMENT

Replace with:
AMENDMENT NO. 1

Add a line that reads:
A RESUBDIVISION OF LOT 4 OF
THE BROWNING MINOR
SUBDIVISION AND ADJACENT
TOWN OF BENNETT STREET
RIGHT-OF-WAY

TOWN OF BENNETT
ADAMS COUNTY
STATE OF COLORADO
SHEET 1 OF 1

A PORTION OF THE SOUTHWEST ONE QUARTER (SW 1/4) SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO

GENERAL NOTES:

- BEARINGS ARE BASED ON THE CONSIDERATION THAT THE NORTH LINE OF LOT 4 BEARS N89°44'00"E AS SHOWN HEREON BETWEEN THE MONUMENTS IDENTIFIED.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR OR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THE SURVEY REPRESENTED BY THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY TO DETERMINE EASEMENTS OR RIGHT-OF-WAY OF RECORD. ALL INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY WAS BASED ON TITLE COMMITMENT ORDER NO. EFFECTIVE DATE OF TITLE COMMITMENT ORDER AT A.M./P.M.
- THE SUBJECT PROPERTY SHOWN HEREON DO NOT LIE WITHIN ANY 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 08001C0718H, DATED: MARCH 5, 2007.

Replace MEN with
PERSONS

OWNERSHIP AND DEDICATION:

KNOW ALL MEN, BY THESE PRESENTS, THAT THE UNDERSIGNED LARRY TRAYLOR, BEING THE OWNERS OF THE LAND SHOWN IN THIS AMENDED FINAL PLAT AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

OWNER NOT OWNERS,
UNLESS THERE IS ANOTHER
OWNER

LEGAL DESCRIPTION:

LOT 4, BROWNING MINOR SUBDIVISION AND THE WEST 30 FEET OF SECON STREET ADJOINING LOT 4, TOWN OF BENNETT, ADAMS COUNTY, COLORADO.

Add: A RESUBDIVISION OF LOT 4 OF THE
BROWNING MINOR SUBDIVISION AND ADJACENT
TOWN OF BENNETT STREET RIGHT-OF-WAY

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF BROWNING MINOR SUBDIVISION, A SUBDIVISION OF A PART OF THE TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF BENNETT TRACT A (THE STREET AND ALLEY) AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF BENNETT AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE PUBLIC ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF BENNETT, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF BENNETT, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF BENNETT SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF BENNETT, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES AND/OR OTHER SERVING PUBLIC ENTITIES, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALLY FRANCHISED UTILITIES AND/OR OTHER SERVING PUBLIC ENTITIES, AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF BENNETT, COLORADO.

OWNER(S): LARRY TRAYLOR

BY:
OWNER: LARRY TRAYLOR, LOT 4, BROWNING MINOR SUBDIVISION
BENNETT, COLORADO 80102

STATE OF COLORADO } SS
COUNTY OF ADAMS }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF
20, BY

NOTARY PUBLIC

MY COMMISSION EXPIRES

LENDERS CONSENT

THE UNDERSIGNED AS THE BENEFICIARY OF DEED OF TRUST RECORDED AT RECEPTION NO. AS THE BENEFICIARY OF DEED OF TRUST RECORDED AT RECEPTION NO. CLERK AND RECORDER, WHICH CONSTITUTES A LIEN UPON THE PROPERTY DESCRIBED ON THE ACCOMPANYING PLAT, HEREBY CONSENTS TO THIS PLAT, CONSENTS TO THE DEDICATION OF THE STREETS, ALLEYS, EASEMENTS, TRACTS AND OTHER PUBLIC USES AS SHOWN ON THIS PLAT, AND FOREVER RELEASES SAID LANDS FROM THE LIEN CREATED BY SAID INSTRUMENT.

BENEFICIARY

(SIGNATURE)

(TITLE)

ADDRESS:

Replace BY: with
DEPUTY

(CLERK AND RECORDER)

BY:

Add RECEPTION NO.

RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF ADAMS }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON
THE DAY OF 20, AT O'CLOCK M
IN BOOK AT PAGE FILE, MAP, INSTRUMENT NO.

Delete all of this text.

(MAYOR)

ATTEST: TOWN CLERK

Add: BY RESOLUTION NO.

SIGNED

JOHNNY CALVIN HICKS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 36570
FOR AND ON BEHALF OF DAVID E. ARCHER & ASSOCIATES INC.
105 WILCOX STREET,
CASTLE ROCK, COLORADO 80104

Add the following heading:

TOWN APPROVAL BLOCK

THIS IS TO CERTIFY THAT THE PLAT OF BROWNING MINOR SUBDIVISION WAS APPROVED ON THIS DAY OF 20, AND THAT THE MAYOR OF THE TOWN OF BENNETT ON BEHALF OF THE TOWN OF BENNETT, HEREBY ACKNOWLEDGED SAID MINOR PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

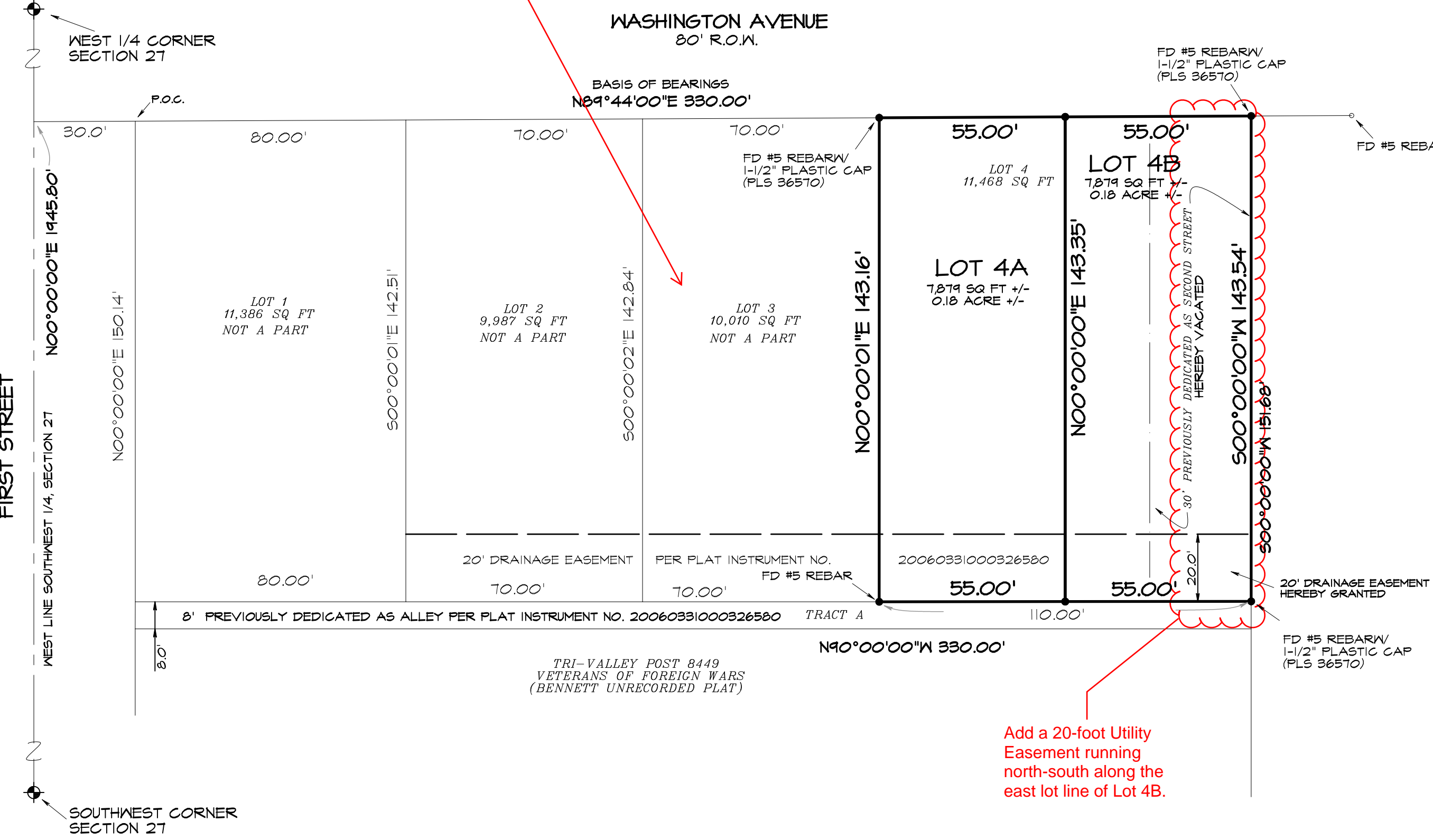
AMENDMENT NO. 1

CERTIFICATE OF SURVEY:

I, JOHNNY CALVIN HICKS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY OF "BROWNING MINOR SUBDIVISION, FIRST AMENDMENT" WAS MADE UNDER MY SUPERVISION AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY..

DATE OF PREPARATION: MAY 13, 2021.

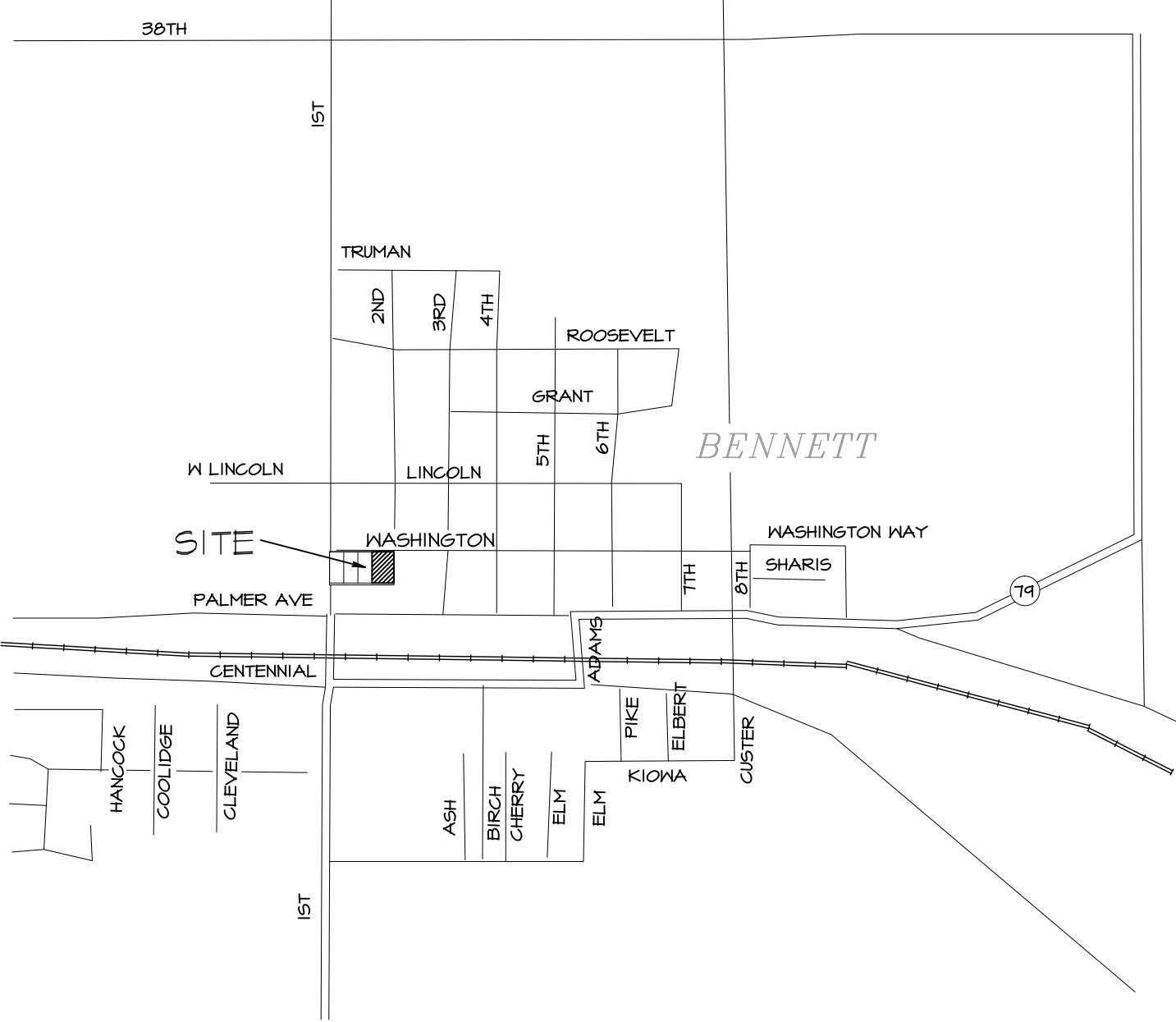
Add a note and differentiate the line work to clearly
indicate that Lots 1-3 are not a part of this
subdivision.



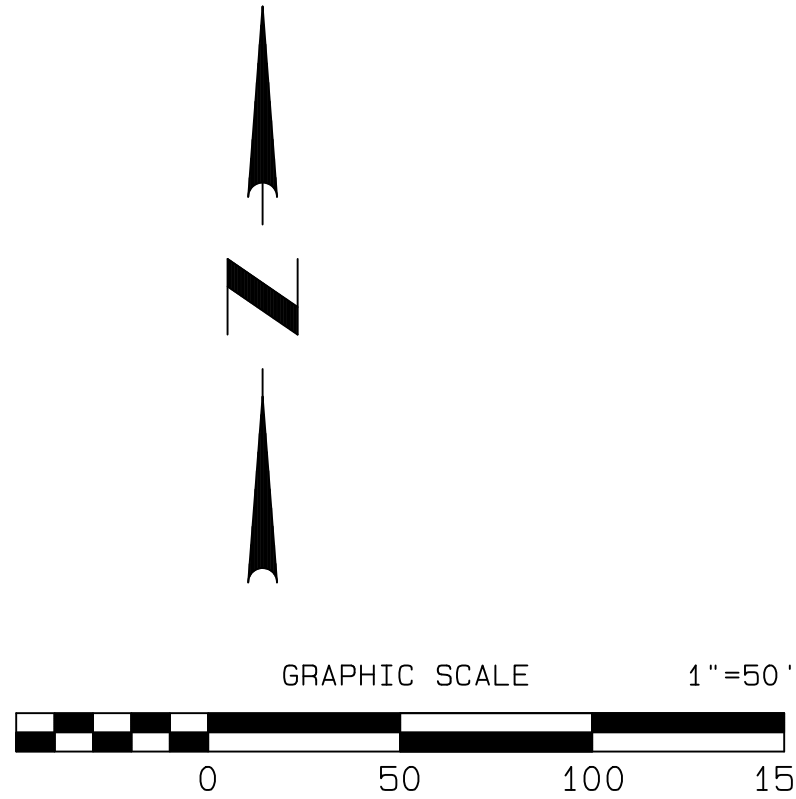
Add a 20-foot Utility
Easement running
north-south along the
east lot line of Lot 4B.

LINE TYPE LEGEND

- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SECTION LINE

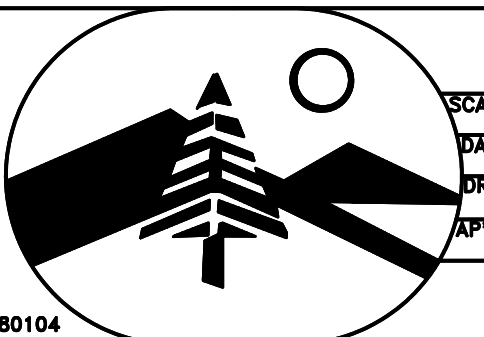


VICINITY MAP
-NTS-



REVISIONS

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104



TITLE BROWNING MINOR SUBDIVISION FIRST AMENDMENT In Sec. 27, Township 3 South, Range 63 West, 6th FM, Adams County, Colorado.	SCALE 1"=50' DATE 5-1-2020 BY MJD APVD.	CLIENT LARRY TRAYLOR	JOB NUMBER 20-0407
-------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------	-------------------------	-----------------------

Steve Hebert <shebert@bennett.co.us>

Re: Abbreviated Referral - 170 Washington St Due 6/18

1 message

Daniel Giroux <dangiroux@terramax.us>
To: Steve Hebert <shebert@bennett.co.us>

Mon, Jun 21, 2021 at 3:35 PM

I do not, Steve, I am good with the 20 foot Utility Easement note on that east side, which either you or Brooks had already redlined up. I have Drainage Easement on the south, and a nice, wide right-of-way with much room behind curb on the north, so I am all set!

Thank you,

Dan

Daniel P. Giroux, PE

President

Terramax, Inc.**Consulting | Engineering**

303-929-3194

From: Stephen Hebert <shebert@bennett.co.us>
Date: Monday, June 21, 2021 at 3:23 PM
To: Daniel Giroux <dangiroux@terramax.us>
Subject: Re: Abbreviated Referral - 170 Washington St Due 6/18

Dan,

Did you have anything on this subdivision plat? Melinda gave me the following comments:

- Add the following to the note on the street vacation (words to be added are underlined): "30' Previously Dedicated as Second Street is Hereby Vacated by this Plat."
- Add a plat note that further details the street vacation as follows: "The 30' right-of-way dedicated to the Town as Second Street on the Final Plat for the Browning Minor Subdivision recorded March 31, 2006 at Reception No. 20060331000326580."



Steve Hebert, AICP
Planning & Economic Development Manager
207 Muegge Way | Bennett CO, 80102
(303)644-3249 ext. 1030 | shebert@bennett.co.us
townofbennett.colorado.gov

On Wed, Jun 9, 2021 at 10:34 PM Daniel Giroux <dangiroux@terramax.us> wrote:

Wow, that's a pretty good redline sheet you've worked up for him already. Sadly, that's not even Larry, that's on Dave Archer his surveyor who has been around quite a while.

Thank you,

Dan

Daniel P. Giroux, PE

President

Terramax, Inc.

Consulting | Engineering

303-929-3194

From: Town of Bennett Planning <planning@bennett.co.us>

Date: Wednesday, June 9, 2021 at 1:32 PM

To: Daniel Giroux <dangiroux@terramax.us>, Brooks Kaufman <bkaufman@irea.coop>, Adam Peake <aapeake@summitutilitiesinc.com>, "melinda@kellypc.com" <melinda@kellypc.com>, Victoria Flamini <VictoriaFlamini@bennettfirerescue.org>

Cc: Sara Aragon <saragon@bennett.co.us>, Stephen Hebert <shebert@bennett.co.us>

Subject: Abbreviated Referral - 170 Washington St Due 6/18

All,

I am sending this to a small (select) group of referral agencies. Attached is both a clean copy and my redlines of the proposed resubdivision of Lot 4 of the Browning Subdivision at 170 Washington St. Typically, I would have an applicant cleanup a lot of this stuff before going out to referral, but this applicant needs a bit more support.

I think I have captured most of the things we have talked about in the past. I might need a plat note or two related to easements, etc. Melinda, can you check the language on the plat re: the town vacating the previously dedicated Road for Second St?

Please get me your comment back by the end of next week, Friday, June 18.



Planning Department
207 Muegge Way | Bennett CO, 80102
(303)644-3249 | planning@bennett.co.us
townofbennett.colorado.gov



Planning Town Of Bennett <planning@bennett.co.us>

Abbreviated Referral - 170 Washington St Due 6/18

Melinda Culley <melinda@kellypc.com>

Thu, Jun 17, 2021 at 1:05 PM

To: Town of Bennett Planning <planning@bennett.co.us>

Hi Steve,

Here are my comments on this plat:

- Add the following to the note on the street vacation (words to be added are underlined): "30' Previously Dedicated as Second Street is Hereby Vacated by this Plat."
- Add a plat note that further details the street vacation as follows: "The 30' right-of-way dedicated to the Town as Second Street on the Final Plat for the Browning Minor Subdivision recorded March 31, 2006 at Reception No. 20060331000326580."

If you have any questions, please let me know. Thanks.

Melinda A. Culley

Kelly PC

999 18th Street, Suite 1450S

Denver, CO 80202

P: (303) 298-1601 x212

F: (303) 298-1627

Cell: (316) 640-1013



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From: Town of Bennett Planning [mailto:planning@bennett.co.us]
Sent: Wednesday, June 9, 2021 1:29 PM
To: Daniel Giroux; Brooks Kaufman; Adam Peake; Melinda Culley; Victoria Flamini
Cc: Sara Aragon; Steve Hebert
Subject: Abbreviated Referral - 170 Washington St Due 6/18

All,

I am sending this to a small (select) group of referral agencies. Attached is both a clean copy and my redlines of the proposed resubdivision of Lot 4 of the Browning Subdivision at 170 Washington St. Typically, I would have an applicant cleanup a lot of this stuff before going out to referral, but this applicant needs a bit more support.

I think I have captured most of the things we have talked about in the past. I might need a plat note or two related to easements, etc. Melinda, can you check the language on the plat re: the town vacating the previously dedicated ROW for Second St?

Please get me your comment back by the end of next week, Friday, June 18.



Planning Town Of Bennett <planning@bennett.co.us>

Abbreviated Referral - 170 Washington St Due 6/18

Victoria Flamini <VictoriaFlamini@bennettfirerescue.org>
To: Town of Bennett Planning <planning@bennett.co.us>
Cc: calebconnor@bennettfirerescue.org

Wed, Jun 9, 2021 at 2:00 PM

Hi Steve,

Related to the subdivision, the Fire District doesn't have any obligations. Our concerns for development of the duplex on the newly created lot would remain related to water/hydrants and access as we have previously discussed. The applicant just needs to be aware that there may be some requirements related to those things for development there (i.e. if existing hydrant isn't adequate or needs moved due to access changes, etc.). I realize these concerns don't exactly apply to the subdivision of Lot 4 directly, but just putting it out there.

Let me know if you have any questions.

Thanks,

Victoria



Victoria Flamini

Life Safety Assistant | Fire Inspector I
Fire & Life Safety Educator

Bennett-Watkins Fire Rescue

303-644-3572 – Headquarters (x1673)

303-815-8350 – Cell

720-893-7673 – Direct

303-644-3401 – Fax

www.BennettFireRescue.org

COVID-19: As of February 22, 2021, the BWFR Administrative Office and Staff have resumed normal office hours. Adherence to public health social distancing measures (i.e. 6 foot clearance from others, etc.) and face masks will be required during any interactions with staff members. Our staff will also be wearing masks and other appropriate PPE, if needed, during any interaction with the public. No contact options for conducting business with the District are available. Payments and submittal documents can be deposited in the front door mail slot. Staff can provide assistance by phone and can complete many tasks through email. We also have information and a variety of forms available on our website www.bennettfirerescue.org to further assist you. We appreciate your patience and support during this time.

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BROWNING MINOR SUBDIVISION, FIRST AMENDMENT

TOWN OF BENNETT
ADAMS COUNTY
STATE OF COLORADO
SHEET 1 OF 1

A PORTION OF THE SOUTHWEST ONE QUARTER (SW 1/4) SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO

ADD EASEMENT DEDICATION LANGUAGE TO REPLAT

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE CONSIDERATION THAT THE NORTH LINE OF LOT 4 BEARS N89°44'00"E AS SHOWN HEREON BETWEEN THE MONUMENTS IDENTIFIED.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR OR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4. THE SURVEY REPRESENTED BY THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY _____ TO DETERMINE EASEMENTS OR RIGHT-OF-WAY OF RECORD. ALL INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY WAS BASED ON _____ TITLE COMMITMENT ORDER NO. _____, EFFECTIVE DATE OF _____, 20____ AT ____:____ A.M./P.M.
5. THE SUBJECT PROPERTY SHOWN HEREON DO NOT LIE WITHIN ANY 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 08001C0718H, DATED: MARCH 5, 2007.

OWNERSHIP AND DEDICATION:

KNOW ALL MEN, BY THESE PRESENTS, THAT THE UNDERSIGNED LARRY TRAYLOR, BEING THE OWNERS OF THE LAND SHOWN IN THIS AMENDED FINAL PLAT AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

LOT 4, BROWNING MINOR SUBDIVISION AND THE WEST 30 FEET OF SECON STREET ADJOINING LOT 4, TOWN OF BENNETT, ADAMS COUNTY, COLORADO.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF BROWNING SUBDIVISION FIRST AMENDMENT, A SUBDIVISION OF A PART OF THE TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF BENNETT TRACT A (THE STREET AND ALLEY) AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF BENNETT AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE PUBLIC ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF BENNETT, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF BENNETT, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF BENNETT SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF BENNETT, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES AND/OR OTHER SERVING PUBLIC ENTITIES, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALLY FRANCHISED UTILITIES AND/OR OTHER SERVING PUBLIC ENTITIES, AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF BENNETT, COLORADO.

OWNER(S): LARRY TRAYLOR

BY:
OWNER: LARRY TRAYLOR, LOT 4, BROWNING MINOR SUBDIVISION
BENNETT, COLORADO 80102

STATE OF COLORADO } SS
COUNTY OF ADAMS }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____

NOTARY PUBLIC

MY COMMISSION EXPIRES

LENDERS CONSENT

THE UNDERSIGNED _____ AS THE BENEFICIARY OF DEED OF TRUST RECORDED AT RECEPTION NO _____ CLERK AND RECORDER, WHICH CONSTITUTES A LIEN UPON THE PROPERTY DESCRIBED ON THE ACCOMPANYING PLAT, HEREBY CONSENTS TO THIS PLAT, CONSENTS TO THE DEDICATION OF THE STREETS, ALLEYS, EASEMENTS, TRACTS AND OTHER PUBLIC USES AS SHOWN ON THIS PLAT, AND FOREVER RELEASES SAID LANDS FROM THE LIEN CREATED BY SAID INSTRUMENT.

BENEFICIARY

(SIGNATURE) _____

(TITLE) _____

DATE: _____

ADDRESS: _____

CERTIFICATE OF SURVEY:

I, JOHNNY CALVIN HICKS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY OF "BROWNING MINOR SUBDIVISION, FIRST AMENDMENT" WAS MADE UNDER MY SUPERVISION AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY..

DATE OF PREPARATION: MAY 13, 2021.

SIGNED _____

JOHNNY CALVIN HICKS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 36570
FOR AND ON BEHALF OF DAVID E. ARCHER & ASSOCIATES INC.
105 WILCOX STREET,
CASTLE ROCK, COLORADO 80104

THIS IS TO CERTIFY THAT THE PLAT OF BROWNING MINOR SUBDIVISION WAS APPROVED ON THIS ____ DAY OF _____, 20____, AND THAT THE MAYOR OF THE TOWN OF BENNETT ON BEHALF OF THE TOWN OF BENNETT, HEREBY ACKNOWLEDGED SAID MINOR PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

(MAYOR) _____

ATTEST: TOWN CLERK _____

RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF ADAMS }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON

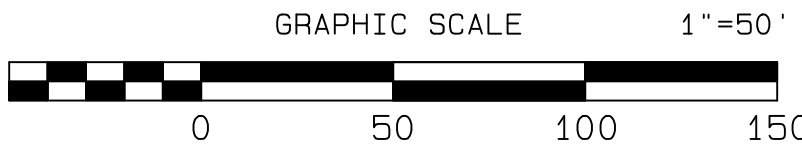
THE ____ DAY OF _____, 20____, AT ____:____ O'CLOCK ____M

IN BOOK ____ AT PAGE ____ FILE _____, MAP _____, INSTRUMENT NO. _____

(CLERK AND RECORDER) _____

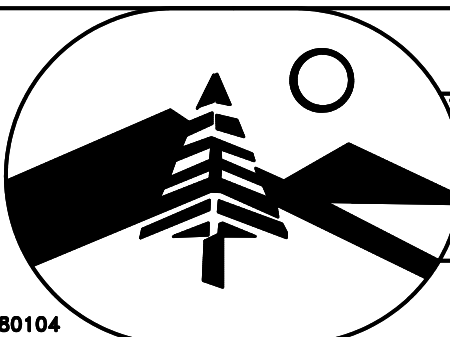
BY: _____

VICINITY MAP
-NTS-



REVISIONS

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104



SCALE 1"=50'
DATE 5-1-2020
DR. MLD
APVD.

TITLE BROWNING MINOR SUBDIVISION FIRST AMENDMENT
In Sec. 27, Township 3 South, Range 63 West, 6th PM, Adams County, Colorado.
CLIENT LARRY TRAYLOR
JOB NUMBER 20-0407
Sheet 1 of 1

BENNETT PLANNING AND ZONING COMMISSION

RESOLUTION NO. 2021-09

**A RESOLUTION RECOMMENDING APPROVAL OF
A FINAL PLAT FOR THE BROWNING MINOR SUBDIVISION, AMENDMENT NO.1**

WHEREAS, there has been submitted to the Planning and Zoning Commission of the Town of Bennett a request for approval of a Final Plat for the Browning Minor Subdivision, Amendment No.1; and

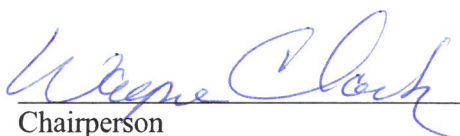
WHEREAS, all materials related to the proposed Final Plat have been reviewed by Town staff and found with conditions to be in compliance with Town of Bennett subdivision and zoning ordinances; and

WHEREAS, after a noticed public hearing, at which evidence and testimony were entered into the record, the Planning and Zoning Commission finds that the proposed Final Plat should be approved subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF BENNETT, COLORADO:

Section 1. The Planning and Zoning Commission hereby recommends approval of the proposed Final Plat for the Browning Minor Subdivision, Amendment No.1, subject to the conditions set forth on Exhibit A, attached hereto and incorporated herein by reference.

PASSED AND ADOPTED THIS 19TH DAY OF JULY 2021.


Chairperson

ATTEST:

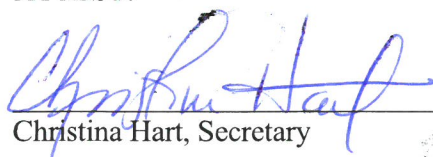

Christina Hart, Secretary



EXHIBIT A
Browning Minor Subdivision, Amendment No.1 Final Plat
Conditions of Approval

Before recording the final plat, the applicant shall:

1. Update plat notes related to easements and maintenance in a manner directed by Town staff and the Town Engineer;
2. Make other minor modifications as directed by Town staff, the Town Engineer and Town Attorney.

RESOLUTION NO. 879-21

**A RESOLUTION APPROVING A FINAL PLAT FOR
BROWNING MINOR SUBDIVISION, AMENDMENT NO. 1**

WHEREAS, there has been submitted to the Board of Trustees of the Town of Bennett a request for approval of a final plat for the Browning Subdivision, Amendment No. 1; and

WHEREAS, all materials related to the proposed final plat have been reviewed by Town Staff and the Bennett Planning and Zoning Commission and found to be in compliance with the Land Use and Development Regulations in Chapter 16 of the Bennett Municipal Code; and

WHEREAS, after a noticed public hearing, at which evidence and testimony were entered into the record, the Board of Trustees finds that the proposed final plat should be approved subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BENNETT, COLORADO:

Section 1. The Board of Trustees hereby approves the proposed final plat for the Browning Subdivision, Amendment No. 1, subject to the conditions set forth on Exhibit A, attached hereto and incorporated herein by reference.

PASSED AND ADOPTED THIS 10th DAY OF AUGUST 2021.

TOWN OF BENNETT

Royce D. Pindell, Mayor

ATTEST:

Christina Hart
Town Clerk

EXHIBIT A
Browning Subdivision Amendment No. 1 Final Plat
Conditions of Approval

Before recording the final plat, the applicant shall:

1. Update plat notes related to easements and maintenance in a manner directed by Town Staff and the Town Engineer; and
2. Make other minor modifications as directed by Town Staff, the Town Engineer and Town Attorney.

Suggested Motion

I move to approve Resolution No. 879-21 – A resolution approving a final plat for Browning Minor Subdivision, Amendment No. 1.

STAFF REPORT



welcome neighbors.

TO: Mayor and Town of Bennett Board of Trustees
FROM: Daymon Johnson, Director of Capital Projects
DATE: August 10, 2021
SUBJECT: Well Site 6 Phase II – Water Tank Construction Contract

Background

AQUA Engineering has been working with the Town of Bennett to design and construct improvements to the Town's existing Well Site 6. The project is a continuation of the currently active Well Site 6 – Phase I work, which is the fitment and commissioning of the new Laramie-Fox Hills (LFH) Well 6 into the Town's source water portfolio.

The Well Site 6 Phase II – Water Tank Improvements include replacing the existing at-grade water storage tank and booster pump station with a new one-million gallon water storage tank and booster pump station. The project is intended to address development and growth-related water demand increases throughout the Town.

At the March 9, 2021, Town Board meeting, Staff presented two agreements to the Board for approval. Those contracts are described below:

- Construction agreement for Well Site 6 Improvements Phase I to Filanc Construction in the amount of \$596,900. This contract was for the completion of the fitment and commissioning of the new LFH Well 6.
- Pre-construction services agreement for Well Site 6 Improvements Phase I.A to Filanc Construction in the amount of \$12,034. This contract was for the development of cost models and a final guaranteed maximum price (GMP) proposal for the construction of the new one-million gallon water tank.

The Phase II portion of the project has been developed using the Construction Manager At-Risk or Construction Manager/General Contractor (CMAR/CMGC) project delivery approach, which was selected to promote a highly collaborative design and construction team and will ultimately provide value to the Town by increasing coordination between the designer, the contractor and the Town.

Furthermore, efficiency is the outcome of the CMAR process. Staff, after going through the value engineering process with Aqua and Filanc Construction, is confident that the Town is getting the best price possible.

Project Status Update

The Phase II portion of the project has been designed by iteration with multiple design reviews performed collaboratively between Town Staff, Filanc Construction and AQUA Engineering. The design is now at approximately a 99% completion level and contract pricing negotiations have taken place over the past several weeks.

Filanc Construction provided an initial GMP proposal of \$3,486,320 to construct the Phase II portion of the project. With multiple material increases and unforeseen market drivers, that pricing rose as high as \$3,898,525.

Since the initial GMP and after subsequent iterations over the last month, Town Staff and AQUA Engineering have worked diligently, in conjunction with the contractor, to reduce project costs through a variety of value engineering design revisions to the project. The cost savings realized through design revisions, coupled with other costs included in the GMP, translates to an actual Phase II cost of 10-15% less than what was initially proposed. The final iteration proposal for the Phase II Well Site 6 Water Tank Improvements is \$3,186,796.

The tentative schedule is outlined below. The dates listed are completion dates.

1. Notice To Proceed to Filanc	Wednesday, August 11, 2021
2. Construction Commencement	Thursday, August 19, 2021
3. Site Prep and Layout	Monday, August 30, 2021
4. Tank Construction	Tuesday, November 30, 2021
5. Pump Start-Up	Friday, December 17, 2021
6. Final Tie-ins and Commissioning	Monday, January 24, 2022
7. Site Restoration	Thursday, February 17, 2022
8. Substantial Completion	Wednesday, February 28, 2022
9. Final Completion	Wednesday, March 30, 2022

Staff Recommendation

Staff recommends that the Board authorize the Mayor and Town of Bennett to enter into a standard Town contract agreement with Filanc Construction with a guaranteed maximum price of \$3,186,796 for completion of the Well Site 6 Phase II – Water Tank Improvements.

Attachments

1. Filanc Construction Proposal, dated 8/4/2021



Construction Manager at Risk Services
for the

RFP 20-013

**Town of Bennett Well
Site 6 Improvements,
Phase 2**

August 4 , 2021

Town of Bennett
Daymon Johnson, CIP Director
207 Muegge Way
Bennett, Colorado 80102

Subject: Guaranteed Maximum Price Proposal for Town of Bennett Well Site 6 Improvements, Phase 2

J.R. Filanc Construction Company, Inc. (Filanc) is pleased to submit our Guaranteed Maximum Price (GMP) Proposal to the Town of Bennett for the Well Site 6 Improvements, Phase 2 Project. Filanc is an award-winning, general engineering, CMAR and design-build contractor that constructs, renovates, and expands water and wastewater systems throughout the Western United States. In the 68 years since our founding, we have completed thousands of projects for public, private and federal clients.

By awarding Filanc this GMP contract you can be assured that our attention and resources will be fully focused on delivering the Well Site 6 Improvements, Phase 2 Project and exceeding your high expectations to meet the needs of the Town's customers.

We appreciate the opportunity to submit our GMP proposal for your consideration. If you wish to discuss any aspect of this submittal, please contact Justin Whittaker at (303) 513-2559 or jwhittaker@filanc.com.

Sincerely,
J.R. Filanc Construction Company, Inc.



Justin Whittaker
General Manager Rocky Mountain Region



Town of Bennett

Well Site 6 Phase 2 Improvements

95% Design Cost Model

DIRECT COST - WORK ITEMS				August 2, 2021 Steel Floor Option	July 27, 2021 95% Cost Model	July 20, 2021 95% Cost Model	July 13, 2021 90% Cost Model
1	Division 1			485,637	599,021	\$ 599,021	\$ 599,021
2	Division 2			435,824	402,012	\$ 402,012	\$ 373,970
3	Division 3			171,759	405,187	\$ 265,063	\$ 278,647
4	Division 4			43,544	62,739	\$ 62,739	\$ 87,506
5	Division 5			-	-	\$ -	
6	Division 6			114,846	114,846	\$ 114,846	\$ 94,239
7	Division 7			-	-	\$ -	
8	Division 8			35,719	66,922	\$ 66,922	\$ 35,775
9	Division 9			9,755	9,755	\$ 9,755	\$ 9,755
10	Division 10			-	-	\$ -	
11	Division 11			115,953	115,953	\$ 115,953	\$ 115,953
12	Division 12			-	-	\$ -	
13	Division 13			617,325	550,880	\$ 526,376	\$ 526,376
14	Division 14			-	-	\$ -	
15	Division 15			118,347	118,347	\$ 118,347	\$ 97,259
16	Division 16			531,198	565,958	\$ 565,958	\$ 458,927
17	Demo Existing Concrete Tank			-	148,247	\$ 148,247	\$ 148,334
Subtotal Direct Cost				\$ 2,679,907	\$ 3,159,865	\$ 2,995,237	\$ 2,825,762
	Insurance	1.00%	\$	31,868	\$ 37,575	\$ 35,618	\$ 34,863
	Bond (1 Year Warranty)	1.35%	\$	43,022	\$ 50,727	\$ 48,084	\$ 47,065
Subtotal Cost of Work				\$ 2,754,796	\$ 3,248,167	\$ 3,078,938	\$ 2,907,690
	Contractor Contingency	3.63%	\$	100,000	\$ 117,910	\$ 111,766	\$ 290,769
	Material Escalation Contingency	2.50%	\$	68,870	\$ 81,204	\$ 76,973	
	Contractor Fee	9.00%	\$	263,130	\$ 310,255	\$ 294,091	\$ 287,861
Total Design Cost Model				\$ 3,186,796	\$ 3,757,536	\$ 3,561,769	\$ 3,486,320

Risk Assessment- Bennet Well Site 6 Phase 2	
Risk	Potential Impacts
No recycled asphalt road improvements in GMP (Sheet 01C010)	Cost and schedule if needed.
No way to shut down 16" line to add new 12" to existing.	Cost and schedule
Filanc bid errors	Cost. No estimate takeoff is perfect. If an item shown in the plans and specs isn't currently included in the estimate, contingency would cover costs.
Bolted Steel Tank foundation in Winter	Schedule and cost impact. Cold weather concrete protection and Potential for slow excavation for frozen ground.
Bolted Steel Tank erection in Winter	Cost and schedule impact depending on weather conditions.
Location of steel tank	IREA is installing 2 new power poles for phase 1, Filanc to install ductbank from pole to transformer. IREA poles are in the way of new gate.
State of MCC's in Control Building	Condition, working state? Cost impact and lead times.
Salvage equipment Flow Meter what condition	Working state, and relocation of existing equipment.
Does KJF Tank Valve seat with no leaks?	Potential shutdown for replacement of new valve (Cost, Schedule impact).
3 day cure for thrust block before backfill	Schedule impact, holes open safety concern and access.
Vendor contract issues (won't sign subcontract or PO)	Cost and schedule. May need to contract with another vendor at a higher cost.
Vendor bid errors	Cost to correct errors
Non-performing or under-performing vendor	Cost and schedule. Filanc may need to correct their work or replace them with another vendor at a cost and schedule impact.
COVID	Cost and schedule. Potential for additional government mandates that could affect the project.
Overtime	Cost. Weather, COVID, or other outside influence could cause for needed overtime to finish on schedule.
Unsuitable geotechnical conditions	Cost and schedule.
Permitting delays	Cost and schedule.
Sheet 91C901, contractor to cover cost for 4 hr + shutdown	Cost impact, schedule impact.
Material cost escalation	Cost. The market for materials identified on the project is very volatile. Most pricing received is not firm and subject to escalation until PO's and subcontracts are executed and materials loaded on a truck for delivery.
<p>* Above list of risks does not include all potential contractor risks. Any additional contractor risks encountered during the project will be presented to the Town for cost and/or schedule compensation from contingency.</p> <p>* Contractor contingency is not for Owner added scope or design errors/omissions. We recommend an additional Owner's contingency for those items.</p> <p>* Unused contingency will be returned to the Town.</p>	

Suggested Motion

I move to authorize the Mayor and the Town Bennett to enter into a standard Town contract agreement with Filanc Construction with a guaranteed maximum price of \$3,186,796 for completion of the Well Site 6 Phase II Water Tank Improvements.

TOWN OF BENNETT

Proclamation



WHEREAS, Rich Pulliam has provided dedicated service as a respected leader in the Town of Bennett government for the last 17 years; and

WHEREAS, he has served his community in many ways, including in his roles as Mayor Pro Tem, Trustee and a member of the Sales Tax Oversight Committee; and

WHEREAS, he has been a visionary and instrumental on key policies for the Town of Bennett, including the dark sky initiative and creating a sustainable future for Bennett's water supply; and

WHEREAS, the quality and effectiveness of his leadership, as well as knowledge and enthusiasm continue to positively impact the Bennett community; and

WHEREAS, he continually worked toward creating a thriving community and building a stronger Bennett.

NOW, THEREFORE, WE PROCLAIM the Bennett Board of Trustees and Town of Bennett Staff hereby thank and congratulate Rich Pulliam for his nearly two decades of dedication and leadership to the community.

IN WITNESS WHEREOF, I have hereto set my hand and caused the seal of the Town of Bennett, Colorado to be affixed this the 10th Day of August, 2021.

Royce D. Pindell, Mayor



EXECUTIVE SESSION SCRIPT

(Note: Two-thirds of the quorum present must vote yes; the session may only occur at a regular or special meeting of the Board)

I MOVE TO GO INTO EXECUTIVE SESSION:

For the purpose of determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators under C.R.S. Section 24-6-402(4)(e); Bennett School District 29j Intergovernmental Agreement (IGA)

Let's take a ____ minute break to give everyone time to get to a private location for the executive session.

BEGIN THE EXECUTIVE SESSION:

It's August 10, 2021, and the time is _____. For the record, I am the presiding officer, Mayor Royce D. Pindell. As required by the Open Meetings Law, this executive session is being electronically recorded.

Also present at this executive session are the following persons:

As a reminder, everyone participating in the executive session has a duty to maintain the confidentiality and privacy of this executive session. Because this is an electronic executive session, I am going to ask everyone to confirm for the record that they are in a private location where others cannot hear or see this executive session. Let's each take a turn and confirm this for the record.

ANNOUNCEMENT NO. 1

This is an executive session for the following purpose:

For the purpose of determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators under C.R.S. Section 24-6-402(4)(e); Bennett School District 29j Intergovernmental Agreement (IGA)

I caution each participant to confine all discussion to the stated purpose of the executive session, and that no formal action may occur in the executive session.

If at any point in the executive session any participant believes that the discussion is going outside the proper scope of the executive session, please interrupt the discussion and make an objection.

ANNOUNCEMENT NO. 2

**ANNOUNCEMENT TO BE MADE BY THE PRESIDING OFFICER
BEFORE CONCLUDING THE EXECUTIVE SESSION
(WHILE THE TAPE RECORDER IS STILL ON)**

I hereby attest that this recording reflects the actual contents of the discussion at the executive session and has been made in lieu of any written minutes to satisfy the recording requirements of the Open Meetings Law.

The recording will be retained for a 90-day period.

The time is now _____, and we now conclude the executive session and return to the open meeting.

(turn off tape and return to open meeting)

ANNOUNCEMENT NO. 3

STATEMENT TO BE MADE BY THE PRESIDING OFFICER
UPON RETURNING TO THE OPEN MEETING

The time is now _____, and the executive session has been concluded. The participants in the executive session were:

For the record, if any person who participated in the executive session believes that any substantial discussion of any matters not included in the motion to go into the executive session occurred during the executive session, or that any improper action occurred during the executive session in violation of the Open Meetings Law, I would ask that you state your concerns for the record.

Seeing none, the next agenda item is...

EXECUTIVE SESSION SCRIPT

(Note: Two-thirds of the quorum present must vote yes; the session may only occur at a regular or special meeting of the Board)

I MOVE TO GO INTO EXECUTIVE SESSION:

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